

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 26, 1975, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy,  
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,  
SECONDED by Ald. Rankin,

THAT the Minutes of the Special Council Meeting (Public Hearing) of August 7, 1975, Regular Council Meeting of August 12, 1975, Special Council Meeting (Public Hearing) of August 12, 1975 at 2:00 p.m. and the Special Council Meeting (Public Hearing) of August 12, 1975, at 7:30 p.m., be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
SECONDED by Ald. Cowie,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Development Permit Application #69600:  
2175 Oxford Street - Urban Design Panel

Council at its meeting on June 17, 1975, deferred consideration of a clause on this matter in the Manager's report (Building and Planning matters) dated June 13, 1975, pending a more detailed explanation from the Design Panel on their position.

Council had for consideration today a memo dated August 19, 1975, from the Design Panel reading as follows:

On June 17, City Council at its regular meeting passed the following motion:

"That DPA #69600, 2175 Oxford Street, be referred back to the Design Panel for a more detailed explanation to Council on their position in this matter".

This Development Permit Application had initially been referred to Council because of different views held by the Director of Planning and the Urban Design Panel. The Panel had recommended refusal of the design on the grounds that it, if executed, would adversely affect public amenity. The Director of Planning however felt that:

cont'd....

UNFINISHED BUSINESS (cont'd)

D.P.A. #69600: 2175 Oxford Street -  
Urban Design Panel (continued)

"...Having made a comparison of the design of this apartment building under similar applications made over recent months and having noted that the application showed some improvements to the original drawings submitted, would be prepared to approve the design."

In reply to Council's request for a more detailed explanation, the Panel wishes to say that although similar designs have been approved in the past, this should not be a reason to keep approving them.

Designs of this kind are a recurring problem inasmuch that, in less than skilled hands, they invariably produce a coffin like shape. Furthermore, closer examination of the floor plans show absurdly shaped and useless interior spaces. (e.g., a 5'-6" wide study room.)

Designs for similar buildings on similar sites by others have shown that it is indeed possible to produce good looking buildings.

The Panel feels that this is not a competent design but if Council in its wisdom sees nothing wrong with it and wishes to support the Director of Planning's recommendation to approve it, the Panel will accept Council's judgment.

Council also considered the previously deferred Manager's report.

Mr. P. Mees, Secretary, Urban Design Panel and the Director of Planning addressed Council on this Development Permit Application.

MOVED by Ald. Bowers,

THAT Council approve the recommendation of the Urban Design Panel that the Director of Planning be instructed to refuse this design on the grounds that it, if executed, will adversely affect public amenity.

- LOST

(Aldermen Boyce, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,

THAT the Director of Planning be instructed to approve Development Permit Application #69600 being 2175 Oxford Street.

- CARRIED

(Aldermen Bowers & Cowie opposed)

- - - - -

Council agreed to defer the following items of Unfinished Business pending the hearing of delegations later this day:

- (2) Imperial Gas Station at 12th and Cambie
- (3) Redrafting of Boundary between Crown and Camosun Streets: Vicinity of 20th - 25th Avenues
- (4) Proposed Signs at 8877 Granville Street.

COMMUNICATIONS OR PETITIONS

1. Bonusing System

The Council considered a letter from the Social Planning and Review Council of B.C. dated August 8, 1975, requesting to appear before Council as a delegation with respect to a bonusing system throughout the City.

MOVED by Ald. Rankin,  
THAT the delegation request of the Social Planning and Review Council of B.C. be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

2. Canadian Professional Boxing Federation:  
Annual Meeting - Grant Request

Under date of August 11, 1975, the Vancouver Athletic Commission submitted a letter requesting a grant of \$1,000 to cover the cost of a dinner sponsored by the Commission for the delegates to the Annual Meeting of the Canadian Professional Boxing Federation to be held at the Bayshore Inn, September 19th and 20th, 1975.

MOVED by Ald. Sweeney,  
THAT a grant of \$1,000 to the Vancouver Athletic Commission be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,  
THAT a grant of \$500.00 to the Vancouver Athletic Commission be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bowers, Boyce, Kennedy and Marzari opposed)

MOVED by Ald. Rankin,  
THAT no further action be taken on this matter.

- CARRIED

(Alderman Sweeney opposed)

3. Vancouver Bach Choir:  
Grant Request

The Vancouver Bach Choir, by letter of August 8, 1975, requested a grant of approximately \$3,000 being equivalent to the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975. This figure includes the cost of the rental as well as the cost of the stage crew.

MOVED by Ald. Bowers,  
THAT consideration of this request be deferred to the next meeting of Council for report back from the Manager of the Queen Elizabeth Theatre.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Date of Public Meeting re Designation of Heritage Buildings

Council considered the following communication dated August 18, 1975, from the Vancouver Heritage Advisory Committee:

By-law No. 4800, "A By-law to create the Vancouver Heritage Advisory Committee", passed by City Council on September 24, 1974, states in Section 5:

"The functions of the Committee shall be to advise Council on the following matters which may be referred to it by Council from time to time:

- (a) the need for preserving heritage buildings, structures, or lands which collectively represent a cross-section of all periods and styles in the City's historic and cultural evolution;
- (b) the costs and benefits of the preservations;
- (c) the compatibility of preservations with other lawful uses of the buildings, structures, or lands;

and in particular, to make recommendations to Council respecting the designation of heritage buildings, structures, and lands and the demolition, preservation, alteration, or renovation of those buildings, structures and lands."

At its meeting of March 20, 1975 the Standing Committee of Council on Planning and Development resolved:

"THAT the Heritage Advisory Committee pursue changes in legislation and procedures to arrive at various levels of designation."

Accordingly the Vancouver Heritage Advisory Committee submits the attached list of 25 buildings, 13 of which it is recommending for "A" Category designation, and 12 for "B" Category designation.

"A" buildings are those which the Committee feels should remain and be preserved or restored to their original condition, while the Heritage Committee would entertain proposals for some alterations to Category "B" buildings.

The Heritage Committee requests that Council at this time set a date for a public meeting on the designation of these buildings to which the owners of all 25 buildings will be invited and afforded an opportunity to speak and at which time the Heritage Committee and the Planning Department will make a full presentation supporting its recommendations.

(List of Buildings recommended for designation on file in City Clerk's Office)

MOVED by Ald. Volrich,

THAT the recommendation of the Heritage Committee with respect to a Public Meeting, be approved;

FURTHER THAT the date and time of the meeting be left to the discretion of the Mayor.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT only those buildings recommended for designation under Category "A" be considered by Council for designation at the Public Meeting and that the remaining buildings listed under Category "B" be reviewed for Council's information only.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Vancouver Heritage Advisory Committee report to Council at the proposed Public Meeting on the criteria used in the initial recommendation that the Park Plaza be designated a heritage building, to include an explanation on why this building was subsequently removed from the recommended designation list.

- CARRIED UNANIMOUSLY

Regular Council, August 26, 1975 . . . . . 5

COMMUNICATIONS OR PETITIONS (cont'd)

5. Approval of Expenses for  
Aldermen Cowie & Harcourt

Council considered a request from Alderman Harcourt for approval of expenses incurred by Alderman Cowie and himself for a stopover in Toronto on the evening of June 1st, 1975. The purpose of this stopover en route to the CFMM Conference in London was to permit the Aldermen, with the Director of Housing, to meet with the staff of the Toronto Housing Corporation.

MOVED by Ald. Bowers,

THAT Council approve expenses incurred by Alderman Cowie and Alderman Harcourt during their stopover in Toronto on the evening of June 1st, 1975, en route to the CFMM Conference in London, Ontario.

- CARRIED UNANIMOUSLY

6(a) Use of No. 2 Firehall  
&(b)

MOVED by Ald. Bowers,

THAT Council approve the request of the Actors' Workshop and the Downtown Eastside Residents' Association to appear as a delegation later this day on this matter.

- CARRIED UNANIMOUSLY

7. Request to host a Dinner:  
B.C. Heart Foundation

Under date of August 12, 1975, the B.C. Heart Foundation requested that the City host a special dinner for delegates to their annual convention and workshop on November 2, 3 and 4, 1975, at the Hotel Georgia.

MOVED by Ald. Bowers,

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

8. Daily Farmers' Market

The Council considered a letter dated August 18, 1975, from the United Fruit Growers requesting to appear before Council as a delegation with respect to establishment of a daily farmers' market.

MOVED by Ald. Bowers,

THAT the delegation request of the United Fruit Growers be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

9. Report on National Trust for  
Historic Preservation Conference

Alderman Cowie submitted an information memorandum dated August 21, 1975, on his attendance with a member of the Heritage Advisory Committee and a Planning Department staff member at the National Trust for Historic Preservation Conference on July 31st to August 2nd, 1975. The main theme of this Conference was the economics of preservation.

MOVED by Ald. Harcourt,

THAT the memorandum of Alderman Cowie be received for information.

- CARRIED UNANIMOUSLY

Regular Council, August 26, 1975 . . . . . 6

COMMUNICATIONS OR PETITIONS (cont'd)

10. Benches at Bus Stops

MOVED by Ald. Boyce,

THAT the delegation requests of Mr. L.A. King, Solicitor and Superior Signs Ltd., be granted and heard later this day when Council is considering the report of the Standing Committee on Planning and Development dated August 14, 1975, on bus shelters.

- CARRIED UNANIMOUSLY

11. Transit Meeting with Council

The Bureau of Transit in a letter dated August 18, 1975, suggested that a second meeting with Council be set up to discuss transit matters for Vancouver. The suggested time is mid-September.

The Bureau wishes to outline some of their Downtown and False Creek service improvement proposals and to discuss unresolved conflicts with roadway proposals of the Engineering Department slated for late September.

MOVED by Ald. Boyce,

THAT the request of the Bureau of Transit be approved and arrangements for the meeting be left with the City Clerk.

- CARRIED UNANIMOUSLY

12. Attendance at Annual Meeting of the Associated Boards of Health of B.C.

In a letter dated August 25, 1975, Alderman Boyce requested approval to attend the Annual Meeting of the Associated Boards of Health of B.C. in Penticton. This meeting is being held September 9, 1975, the day prior to the commencement of the UBCM Conference.

MOVED by Ald. Bowers,

THAT Alderman Boyce's request be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
AUGUST 22, 1975

Works & Utility Matters  
(August 22, 1975)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Sewer Construction in Charles-Adanac Neighbourhood
- Cl. 2: Storm Sewer Construction on Dundee and Killarney Streets Prior to Paving
- Cl. 3: Purchase of Aerial Platform and Ladder Trucks
- Cl. 4: Tender No. 58-75-9: Ready-Mixed Concrete
- Cl. 5: Revised Schedule of Rates for Refuse By-law

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in Clauses 1 to 4 be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, August 26, 1975 . . . . . 7

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters  
(August 22, 1975) (cont'd)

Revised Schedule of Rates for  
Refuse By-law (Clause 5)

MOVED by Ald. Bowers,  
THAT the proposed rates for 1975 be deleted;

FURTHER THAT the new schedule of rates for 1976 be approved  
and implemented effective November 1st, 1975.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters  
(August 22, 1975)

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: Jericho Beach Property
- Cl. 2: Properties Along Point Grey Road Acquired for Park

The Council took action as follows:

Jericho Beach Property  
(Clause 1)

MOVED by Ald. Volrich,  
THAT Council approve the recommendation of the City Manager  
contained in this Clause, subject to the Federal Government  
delivering to the City, Letters Patent to the City Lot 5, District  
Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, for  
public park and recreation purposes.

- CARRIED UNANIMOUSLY

Properties along Point Grey  
Road Acquired for Park (Clause 2)

Council noted delegation requests with respect to this Clause  
from the Downtown Eastside Residents' Association, Downtown Eastside  
Resources Board and the West Broadway Citizens' Committee.

MOVED by Ald. Boyce,  
THAT the recommendation of the City Manager contained in this  
Clause be approved;

FURTHER THAT Council not approve the delegation requests.

- LOST

(Aldermen Bowers, Harcourt, Kennedy, Marzari, Rankin,  
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,  
THAT consideration of this Clause be deferred to permit  
delegations on this matter to be heard later this day and that  
a representative from the Park be invited to be present at  
that time.

- CARRIED UNANIMOUSLY

Regular Council, August 26, 1975 . . . . . 8

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(August 22, 1975)

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Rezoning Application: 245 West 16th Avenue  
(Mr. Weisborn and Mr. Mizrahi)
- Cl. 2: Rezoning Application: 241 West 16th Avenue  
(Ronald Dent, Seventh Avenue Construction Ltd.)
- Cl. 3: Historic Area Advisory Board (H.A.A.B.)
- Cl. 4: Addition to House at 1212 Laurier Street
- Cl. 5: Development Permit Board - Staffing

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in  
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the Director of Planning review the present zoning in  
the general area between Oak and Main, 16th and Broadway for  
report back to Council.

- CARRIED UNANIMOUSLY

Historic Area Advisory Board  
(HAAB) (Clause 3)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Addition to House at 1212  
Laurier Street (Clause 4)

MOVED by Ald. Bowers,

THAT this Clause be received for information and the Director  
of Permits and Licenses be instructed to take no further action on  
this matter.

- LOST

(Aldermen Harcourt, Marzari, Rankin, Volrich and the  
Mayor opposed)

MOVED by Ald. Volrich,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Board:  
Staffing (Clause 5)

MOVED by Ald. Volrich,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Regular Council, August 26, 1975 . . . . . 9

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters  
(August 22, 1975)

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: 1934 Barclay Street - Tree Relocation for  
Crossing - D.P.A. 70454
- Cl. 2: Closure of Water Street

The Council took action as follows:

1934 Barclay Street - Tree Relocation  
for Crossing - D.P.A. #70454 (Clause 1)

MOVED by Ald. Bowers,

THAT removal of the central tree in front of 1934 Barclay  
Street be approved subject to the developer bearing the expenses  
of removal as a condition of the crossing approval.

- CARRIED UNANIMOUSLY

Closure of Water Street  
(Clause 2)

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(August 22, 1975)

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Public Information Leaflet - Various City By-laws
- Cl. 2: Quarterly Review of Revenue and Expenditures as at  
June 30, 1975
- Cl. 3: Tender Awards
- Cl. 4: 1976-80 Capital Program
- Cl. 5: Consultants for City Brief to Provincial  
Committee on Taxation

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in  
Clauses 1, 2, 4 and 5 be approved and Clause 3 be received for  
information.

- CARRIED UNANIMOUSLY

(Alderman Boyce opposed in Clauses 2 and 5)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters  
(August 22, 1975)

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Dick Building, 1490 West Broadway - Lots 1 & 2,  
Block 351, D.L. 520
- Cl. 2: Lot C, Block 270, D.L. 526 - S/S 5th Avenue  
between Fir and Granville Streets
- Cl. 3: Demolitions
- Cl. 4: Flanders Installations Ltd. - Lots 17 to 20,  
Block 227, D.L. 526, 1807 Burrard Street
- Cl. 5: Thunderbird Neighbourhood Development - Blocks  
105 to 108, S.W.¼ Section 28 and Block 96,  
Section 29

The Council took action as follows:

Dick Building, 1490 West  
Broadway (Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

S/S 5th Avenue between Fir and  
Granville Streets (Clause 2)

MOVED by Ald. Rankin,  
THAT City Lot C be leased as detailed in this Clause;

FURTHER THAT the recommendation of the City Manager contained  
in this Clause be approved.

- CARRIED UNANIMOUSLY

Demolitions  
(Clause 3)

MOVED by Ald. Bowers,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Flanders Installations Ltd.  
1807 Burrard Street (Clause 4)

MOVED by Ald. Rankin,  
THAT the request of Mr. R. Anderegg to appear as a delegation  
on this subject be approved, and arrangements be left with the  
City Clerk.

- CARRIED UNANIMOUSLY

Thunderbird Neighbourhood  
Development (Clause 5)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Subdivision Plan, Area 6, False Creek - Agreement with C.P.R.

The City Manager under date of August 19, 1975, submitted the following report of the False Creek Project Manager:

" Purpose

The purpose of this report is to obtain Council's approval of an agreement between the City and the C.P.R. with respect to relocation of the rail line in Area 6, False Creek and approval of certain expenses for expediting final signatures on the Subdivision Plan.

Background

Inherent in the Plan for Phase 1, Area 6, approved by Council following a public hearing and re-affirmed on several occasions since, is the relocation of the railway, right of way and tracks, closer to Sixth Avenue. The cost of so doing having been included in the budget request to Council, endorsed by Council on the 25th of February, 1975.

A Subdivision Plan for Phase 1, Area 6 has been prepared by the Engineering Department and has been signed by the appropriate City approving officials. It has been discussed with Land Registry who have stated that it is in satisfactory form requiring only the signature of the C.P.R. before being acceptable for deposit.

Before the C.P.R. will sign the Subdivision Plan, an agreement is required between the C.P.R. and the City with respect to the relocation and the consequent exchange of property. As a result of several meetings scheduled by the Engineering Department, an agreement has been prepared which is satisfactory to the Law Departments of the City and the C.P.R. and now requires formal ratification by Vancouver City Council. In order to obtain the required signatures on the Subdivision Plan, the agreement, Subdivision Plan and certain supporting documents must be approved by certain C.P.R. and Marathon officials in Vancouver, in Toronto and in Montreal. Normally this procedure takes weeks or months but the local C.P.R. and Marathon officials are prepared to expedite the process by personally taking the documents to Toronto and Montreal in company with a representative of the Development Group. Council on July 29, 1975 directed that construction start in Phase 1, Area 6 if three conditions are met, one being that the City be satisfied that the Subdivision Plan is acceptable in principle to the Land Registry office. It is our objective to start construction as early as possible in September so as to fulfill our social and economic obligations.

It is therefore recommended that:

1. The agreement which is on file in the City Clerk's Office between the C.P.R. and the City of Vancouver be approved.
2. That the Development Group pay the travelling expenses of a representative of Marathon/C.P.R. to visit Toronto and Montreal to expedite approval, charging such expenses to the Development Group Consultant's budget.

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Project Manager be approved."

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

Regular Council, August 26, 1975 . . . . . 12

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Construction of the Provincial Government  
Complex on Blocks 51, 61 and 71, D.L. 541

The City Manager under date of August 22, 1975, submitted the following report of the Director of Legal Services:

"On 5 February, 1974, Council approved the terms of a letter dated 5 February, 1974, from the Minister of Public Works with respect to the development by the Province of Blocks 51, 61 and 71, District Lot 541. Among the terms contained in the letter, the following relate to this report:

- (a) The Robson Street automobile ramp is to be relocated South on Howe Street.
- (b) The City would lease to the Province for 50 years for the sum of one dollar per year portions of the subsurface and air rights to the surrounding and enclosed streets as may be required by the Province for the development now and in the future.
- (c) The Province would lease to the City the existing buildings on Block 51 for 50 years for the sum of one dollar per year, the surface of Block 51 to be maintained for public use.

The Province has completed the construction of an automobile tunnel and a truck tunnel South of the intersection of Howe and Robson Streets which connect with the existing underground tunnel presently under lease to Pacific Centre Limited (Pacific). The Province proposes to close the Robson Street automobile ramp on 2 September, 1975.

Before the closure of the Robson Street ramp the following documents require the approval of Council:

1. Howe Street Undersurface Lease  
between the City and the Province

This lease grants to the Province the right to construct the aforesaid automobile and truck tunnels to take the place of the Robson Street ramp. Because these tunnels are connected to Pacific's underground tunnel (which is under lease to Pacific for 99 years), the Province has requested that the Howe Street undersurface lease be for a term of not exceeding 99 years to ensure Pacific's access to the streets. The rent is one dollar. No taxes will be paid by the Province. The Province assumes all maintenance costs. Provision has been made to extend the truck tunnel to provide access by third parties.

2. Easement between the City,  
the Province, and Pacific

This easement grants to Pacific the right to use the automobile and truck tunnels constructed by the Province. This will permit Pacific to gain access to the street system when the Robson ramp is closed. The term is the earlier of 99 years and the expiry of the Howe Street undersurface lease.

3. Easement between the City,  
The T. Eaton Realty Company, Limited,  
Pacific, and the Province

This easement grants to the Province the right to use the truck tunnel in Block 52 (Eaton's) and the tunnel in Howe Street which is under lease to Pacific. This will permit the Province to enter the tunnel system at Howe Street South of Georgia Street in order to gain access to the Government complex. The term is 99 years.

4. Partial surrender of the Block 52  
Undersurface Lease between Pacific,  
The City, and Canada Permanent  
Trust Company (Trustee)

Under this agreement, Pacific surrenders to the City that portion of the undersurface of Robson Street leased to Pacific by the City for that portion of the Robson Street automobile ramp being relocated South on Howe Street. The Trustee releases its charge upon the said lands. The City releases a utility easement from the said lands. The document makes the necessary technical changes to the other leases given by the City to Pacific.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)Construction of the Provincial Government  
Complex on Blocks 51, 61 and 71, D.L. 541  
(continued)5. Amendment of the Block 52 Parking Lease  
between Pacific, the City, and the Trustee

As a result of the relocation of the Robson Street ramp (which is part of the premises leased to the City by Pacific under the Block 52 parking lease), the City surrenders to Pacific those premises. Pacific grants to the City the use and enjoyment of the easements through the automobile tunnel granted to Pacific by the Province. The City surrenders its interest in the old ramp.

6. Orders-in-Council

Under the Vancouver Enabling Act, 1968, the City entered into certain agreements relative to Pacific Centre. This Act has been amended empowering the parties to enter into the foregoing easements, leases and agreements and which requires the approval of the Lieutenant-Governor in Council.

The Orders-in-Council are as follows:

- (a) Order-in-Council for approval of easements in favour of Pacific.
- (b) Order-in-Council for approval of easements in favour of the Government.
- (c) Order-in-Council for approval of partial surrender of Block 52 Undersurface Lease.
- (d) Order-in-Council for approval of amendment of Block 52 Parking Lease.

In addition, it is proposed that the Province and the City enter into a sidewalk easement agreement. As a result of the construction of the automobile tunnel and truck tunnel by the Province, part of the public sidewalk was removed. This easement grants to the City a right-of-way for a public sidewalk on parts of Block 61 and Block 71 owned by the Province. The term of the easement will coincide with the term of the Howe Street undersurface lease.

All of the foregoing documents are on file with the City Clerk for examination.

Departmental Counsel for the Department of Public Works submitted to the City a form of lease which the Government is prepared to grant to the City covering the Court House Building on Block 51. The Government is prepared to lease the building for a term equivalent to the Howe Street undersurface lease rather than 50 years as originally agreed to by the parties. The extension of this term is made on the understanding that the undersurface leases will be for terms of 99 years. The form of lease has yet to be reviewed by this Department.

It is recommended that the aforesaid documents, namely:

- (a) the Howe Street Undersurface Lease between the City and the Province;
- (b) the Easements between the City, the Province, and Pacific;
- (c) the Easements between the City, The T. Eaton Realty Company, Limited, Pacific, and the Province;
- (d) the partial Surrender of the Block 52 Undersurface Lease between Pacific, the City, and the Trustee;
- (e) the Amendment of the Block 52 Parking Lease between Pacific, the City, and the Trustee; and
- (f) the sidewalk easement between the Province and the City;

be approved and, following such minor amendments thereto as the Director of Legal Services may deem advisable, such documents be executed on behalf of the City and the Seal of the City affixed thereto.

It is further recommended that the aforesaid Orders-in-Council be approved as to form.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)Construction of the Provincial Government  
Complex on Blocks 51, 61 and 71, D.L. 541  
(continued)

It is further recommended that the aforesaid lease of the Court House Building on Block 51 be accepted for a term equivalent to the Howe Street Undersurface lease and that, subject to the Director of Legal Services being satisfied as to the terms of such lease, the same be executed on behalf of the City and the Seal of the City affixed thereto.

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted by Council."

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

D. Project 'Turn Down Traffic Volume'

The City Manager under date of August 22, 1975, submitted the following report of the City Engineer:

"Project Status

This demonstration project to further the use of carpools and staggered working hours was originally proposed in 1974 by the City as a UN Demonstration project. Although this program did not proceed, the Transportation Development Agency (research arm of Transport Canada) has agreed to fund the project in the amount of \$500,000. This represents a reduction from the \$671,000 originally requested, but a reduction in project length to two years and elimination of some budget elements will make it possible to carry out a worthwhile study. If Council approves, the project is scheduled to begin October 1, 1975.

City Cost

The City's contribution to the project, largely in the form of support services such as data processing, office space, payroll, etc., is estimated at \$158,000. Only about \$30,000 "out-of-pocket" expenditure by the City will be required for this project during 1975-1977. The majority of this expense will be dealt with through the normal budget process, but some funding (\$10,000) will be required before finalization of the 1976 Budget, primarily for consulting services to assist City staff in the initial stages of the project. As is usual with Federal grants, the City will also have to provide interim project financing since the Federal share is paid quarterly in arrears. The Deputy Director of Finance has advised that if Council approves this project, funds for 1975 can be provided from Contingency Reserve.

Staffing

On the basis of verbal advice of approval from the Federal Government, the Personnel Department has classified the proposed project positions and placed advertisements to save time. However, staff cannot be hired until Council has formally approved the proposed positions, which are temporary for two years. They are:

- a) Project Manager - Branch head level position at pay grade 33 (\$1,763 - \$2,114) responsible for overall as well as day to day technical and administrative control and direction.
- b) Project Analyst - a technical position at pay grade 28 (\$1,401 - \$1,677) to carry out technical analyses, supervise data collection, prepare research reports, etc.
- c) Information Officer - pay grade 24 (\$1,173 - \$1,401) - to handle the publicity program; deal with media, advertising consultants; prepare press releases, and brochures; prepare program reports.
- d) Clerical and support staff - two to three clerical and support staff will be required, depending on the stage of development of the project. These will be Clerk-Typist II.

cont'd....

Regular Council, August 26, 1975 . . . . . 15

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Project 'Turn Down Traffic  
Volume' (continued)

RECOMMENDATIONS

The City Engineer RECOMMENDS:

- i. That Council authorize the Mayor to enter into an agreement, satisfactory to the Director of Legal Services, with the Transportation Development Agency for carrying out Project Turn Down Traffic Volume.
- ii. That expenditure of \$10,000 for consulting costs and office furniture and equipment for Project Turn Down Traffic Volume be authorized at this time, to be provided from Contingency Reserve.
- iii. That the staff positions for this project as outlined above be approved (during the classification process, the V.M.R.E.U. has concurred with these positions). Funding for these will be by the Federal Government.

The City Manager RECOMMENDS that the above report of the City Engineer be approved."

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 10:50 a.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 2:00 p.m.

- - - - -

The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy,  
Marzari, Rankin, Sweeney and Volrich

DELEGATIONS AND UNFINISHED BUSINESS

Imperial Gas Station at  
12th Avenue and Cambie

Council at its meeting on August 12, 1975, approved the request of Imperial Oil Co. Ltd., to appear as a delegation on this matter.

Submitted for Council's information was an appendix to the August 8, 1975 Manager's report which lists existing self-serve gas stations in the City; the Manager's report dated July 18, 1975, on this matter and Council's action of July 28, 1975, on that report.

Mr. S.A. Ruocco, Senior Accounts Executive, Imperial Oil Ltd., addressed Council and circulated a letter dated August 20, 1975, for consideration. The previous application for a self-serve gas station on this property did not include retention of the service bays. Mr. Ruocco advised that Imperial Oil will retain and fully staff the service bays at this location. Imperial Oil was requesting reconsideration of their request for a self-serve gas station at 12th Avenue and Cambie on this basis.

MOVED by Ald. Cowie,

THAT the proposal by Imperial Oil Co. Ltd., to convert the station at 12th Avenue and Cambie to a self-serve gas station be approved, subject to retention and continued full operation of the service bays.

- CARRIED UNANIMOUSLY

Regular Council, August 26, 1975 . . . . .

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Redrafting of boundary between Crown  
and Camosun Streets: Vicinity of  
20th - 25th Avenues

Council on August 12, 1975, approved a delegation request of the Endowment Lands Regional Park Committee on redrafting of the boundary between Crown and Camosun Streets in the vicinity of 20th - 25th Avenues.

Also before Council was an extract from the Manager's report dated July 25, 1975 (Property Matters) on this matter which Council approved on July 29, 1975. A letter from the Park Board dated August 20, 1975, was also before Council for consideration. This letter requested Council

- (1) to consider an early transfer of the Camosun Bog park site to the care and custody of the Park Board;
- (2) that Camosun Street not be extended through the Camosun Bog and the alignment be included within the park;
- (3) the matter of optimum boundaries in the vicinity of 21st Avenue be deferred to the joint attention of the Property & Insurance Department, City Planning Department and Park Board Planning Department, for report back, and
- (4) the Engineering Department be requested to discontinue fill-dumping in this area.

Mr. I. Bain, addressed Council on behalf of the Endowment Lands Regional Park Committee on the following points raised in their brief dated August 11, 1975, which had been previously circulated to Council members:

- (1) That the Camosun Street right-of-way not be completed but turned into park acreage and left in a natural state, since the proposed redrawing of boundaries will remove any need to open up this street;
- (2) That the fragile and irreplaceable Camosun Bog will be separated from housing developments by a buffer strip which will give the park a pleasing natural edge;
- (3) The area designated for park following the exchange of present park and residential zones be declared a city park as soon as possible.

MOVED by Ald. Bowers,

THAT resolutions (2) and (3) of the Park Board be approved;

FURTHER THAT the Engineering Department be included in this resolution.

- CARRIED UNANIMOUSLY

During discussion of this item, the City Engineer advised that his Department is no longer fill-dumping in this area.

DELEGATIONS AND COMMUNICATIONS (cont'd)

Use of No. 2 Firehall

As agreed, Council heard representations from Ms. Mallie E. Boman, Artistic Director, the Actors' Workshop, requesting Council's approval for the use of the old No. 2 Firehall at the corner of Gore and Cordova as a performing arts workshop space. Ms. Boman requested that demolition of the building be deferred and a report back to Council be requested from the appropriate civic departments.

cont'd....

Regular Council, August 26, 1975 . . . . . 17

DELEGATIONS AND COMMUNICATIONS (cont'd)Use of No. 2 Firehall  
(continued)

Ms. Boman had previously circulated to Council members a brief in support of the Actors' Workshop's request.

Ms. Jean Swanson, DERA, also spoke and urged Council to retain this building for community use.

MOVED by Ald. Cowie,

THAT the proposal of the Actors' Workshop be referred to the City Manager for report back, after consultation with the Director of Planning and the Director of Social Planning; in the meantime, the building be secured from vandalism and demolition not be proceeded with.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Proposed Signs at 8877  
Granville Street

Council on August 12, 1975, approved a delegation request from Donald A. Burns, on behalf of Miss Drebot with respect to removal of the Laing Bridge advance signing from the front of her property.

Council also had for information, the following report of the City Manager dated August 18, 1975, on this matter:

"INTRODUCTION

The new Laing Bridge connecting the City of Vancouver to Sea Island at the south end of Granville Street is scheduled to open in the very near future. This Bridge will provide a major traffic link between the City of Vancouver and Vancouver's International Airport on Sea Island. In order to facilitate the movement of traffic, direct connections to this Bridge under free flow conditions are provided for both westbound and eastbound traffic on Marine Drive.

ROADWAY LAYOUT AND SIGNING

The main route for Vancouver traffic destined to the airport is anticipated to be via Granville Street to Marine Drive, and onto the Laing Bridge ramp. At the same time it is expected that a significant portion of the traffic on Marine Drive, west of the Laing Bridge, will continue to travel eastbound on Marine Drive past the Laing Bridge. Because of the need to provide adequate roadway capacity for these two major traffic components along Marine Drive eastbound (namely that component destined to the airport and that component destined east on Marine Drive) in the immediate vicinity of the Bridge approach ramp, a roadway layout to facilitate free flow traffic conditions has been provided. More specifically, prior to this ramp there are three traffic lanes on Marine Drive. At the point where the Bridge approach physically separates from Marine Drive, the two most northerly lanes (inside lanes) lead to the Bridge, while the southerly lane (curb lane) continues as Marine Drive (refer to attached sketch).

In order to permit this high capacity roadway layout to be effective, it is essential that adequate notice be provided to motorists in advance of the point where the bridge ramp begins. Suitable advance notice in the form of properly designated and well located traffic signs will allow drivers sufficient time to manoeuvre into their proper lane prior to reaching the point where the airport ramp physically separates from Marine Drive.

In this case it is most desirable that a satisfactory sign be located 1,000 feet in advance of the major divergent point as well as a sign at the divergent point. This design will minimize erratic driving patterns and traffic accidents.

COMPLAINT BY CITIZEN

The necessary advance notice consists of two green informational signs (each 13'-6" x 4'6") attached to a common overhead support. This signing is to be located on street allowance opposite 8877 Granville Street. The abutting zoning in the area where the sign is located is residential (RM-3, multiple dwelling district) and most buildings in this area are residential. The signs and support posts are located adjacent to a residential property which also functions as a non-conforming use (beauty salon). This non-conforming use has been approved by the City of Vancouver.

cont'd....

Regular Council, August 26, 1975 . . . . . 18

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Signs at 8877 Granville  
Street (continued)

The complainant, Miss Rose Drebot, resides and does business in the affected residential property. She has requested that the sign be relocated either north or south of her property. In her most recent correspondence she has proposed that the sign be relocated to the vacant lot 33 ft. to the north of her property.

SIGN LOCATION ALTERNATIVES

Apart from the existing location, there are three main alternative sites to consider, namely:-

1. Further south - beyond the Drebot property.
2. A few hundred feet further north of the Drebot property.
3. 33 feet further north of the Drebot property.

If this sign were located about 100 feet further south, it would be virtually ineffective since drivers southbound on Granville Street would not be able to read the sign clearly due to the curved alignment of Granville Street. A location further south than 100 ft. is totally impractical.

If this sign were located a few hundred feet further north on Granville Street, the impact of the sign message would be unsatisfactory, since the notice would be seen by motorists too far in advance of the airport ramp.

If this sign were located about 33 feet further north, it would be about as effective as its present location. The abutting property to this proposed sign location is presently vacant. However, the property owner, who lives adjacent to the vacant lot, has expressed serious concern about the sign being located adjacent to this property. Based upon a preliminary cost analysis, it is estimated that it would cost approximately \$10,000 to relocate this sign about 33 feet as much of the sign structure is already in place.

CONCLUSION

The Engineering Department has carefully considered the complaint of Miss Rose Drebot, and based upon the foregoing examination, it is concluded that the sign facility should not be relocated. While it is unfortunate that this sign is located in front of her property, from the standpoint of overall public safety and economy, it is not desirable to relocate the sign. This has been conveyed to Miss Drebot in the form of a meeting an Engineering Department representative had at her residence, plus a subsequent written report sent to her on July 22, 1975.

The City Manager submits the matter to Council for INFORMATION. "

The City Clerk advised that during the lunch recess, he had been informed that Mr. Burns, Solicitor for Miss Drebot was ill and therefore unable to attend. The City Clerk had contacted Mr. Burns' office and requested that an alternate representative appear before Council this day. No representative of Miss Drebot was present in the Council Chamber.

Mrs. N. Johnson spoke against the relocation of the advance signing in front of her property at 8851 Granville.

Mr. Gascoyne, Assistant City Engineer - Traffic and Transportation, spoke to the City Manager's report.

MOVED by Ald. Bowers,

THAT the report of the City Manager be received for information and no further action be taken on this matter.

- CARRIED UNANIMOUSLY

Alderman Cowie requested that the City Engineer beautify the area adjacent to the signing to the greatest extent possible. The Mayor so directed.

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Harbours & Parks Matters  
(August 22, 1975) (cont'd)

Properties Along Point Grey Road  
Acquired for Park (Clause 2)  
(continued)

Council earlier this day deferred consideration of this Clause to permit delegations on this matter.

It was noted that representatives of the Park Board were unable to be present at this time because of a previously arranged meeting with the Hon. B. Danson, Minister of State for Urban Affairs.

Council heard representations from Mr. B. Eriksen, DERA and Miss Libby Davies, Chairperson, Downtown Community Resource Board urging retention of the Point Grey properties and Seagate Manor in particular, as the accommodation provided in those buildings is vitally needed.

Mr. Gutstein representing Mr. Carl Lehan, West Broadway Citizens' Committee, also spoke against demolition of Seagate Manor and supported the proposal of the Kitsilano Planning Committee that Seagate Manor be used as a relocation centre for Kitsilano tenants displaced because of the City constructing housing.

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this Clause be approved.

- LOST

(Aldermen Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Cowie,

THAT consideration of this Clause be deferred, to afford the Park Board an opportunity of appearing before Council on this matter.

- LOST

(Aldermen Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Rankin,

THAT the residentially developed sites along Point Grey Road (including Seagate Manor) which were acquired for parkland, be used as relocation centres for people in special need through displacements;

FURTHER THAT the Director of Planning be instructed to apply for the available grants and loans from the Federal Residential Rehabilitation Program, these monies to be applied toward the cost of any necessary up-grading of these buildings.

(Deferred to later  
this day)

MOVED by Ald. Volrich,

THAT further debate on Alderman Rankin's motion be deferred to later this day.

- CARRIED

(Aldermen Harcourt, Marzari, Rankin and Sweeney opposed)

Regular Council, August 26, 1975 . . . . . 2

DELEGATIONS AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Planning and Development,  
August 14, 1975

Bus Shelters  
(Clause 1)

Council earlier this day agreed to hear representations  
from:

- (a) Mr. T. Peters, representing Goodwill  
Advertising Limited
- (b) Mr. W. Nicolle, General Manager, City Bench Co.,  
(Superior Signs Ltd.).

When considering this report, Mr. Ted Peters and Mr. W. Nicolle reiterated the statements contained in their communications both dated August 22, 1975. Both asked that Council request the J.C. Decaux Company to negotiate with them with respect to provision of benches at bus stops in the City.

MOVED by Ald. Bowers,  
THAT recommendation A of the Committee contained in this  
Clause be approved.

- CARRIED

(Alderman Marzari opposed)

MOVED by Ald. Bowers,  
THAT recommendations B, C and D of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
THAT Mr. T. Peters, representative of Goodwill Advertising  
Limited and Mr. W. Nicolle, General Manager, City Bench Co.,  
(Superior Signs Ltd.), be invited to appear before the Standing  
Committee on Planning and Development on the matter of benches  
at bus shelters before any final decision is made with respect to  
bus shelters in the City.

- CARRIED UNANIMOUSLY

Council recessed at 3.15 p.m. and, following an 'In Camera' Meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.45 p.m.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbours and Parks Matters  
(August 22, 1975)

Properties Along Point Grey Road  
Acquired for Park (Clause 2)

Earlier in the proceedings, Council resolved that further debate on Alderman Rankin's motion be deferred to later this day.

With the permission of Council, Alderman Rankin varied his motion to read as follows:

"THAT the residentially developed sites along Point Grey Road (including Seagate Manor) which were acquired for parkland, be used as relocation centres for people in special need through displacements caused by City Council actions.

FURTHER THAT the Director of Planning be instructed to apply for the available grants and loans from the Federal Residential Rehabilitation Program, these monies to be applied toward the cost of any necessary up-grading of these buildings."

(Underlining denotes addition)

MOVED by Ald. Kennedy (in amendment)

THAT the word 'temporarily' be inserted between the words 'be' and 'used' in the first part of the above motion.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

It was agreed to vote on Alderman Rankin's motion in two parts and to reverse the order:

MOVED by Ald. Rankin

THAT the Director of Planning be instructed to apply for the available grants and loans from the Federal Residential Rehabilitation Program, these monies to be applied toward the cost of any necessary up-grading of these buildings.

- CARRIED

(Ald. Bowers, Boyce, Cowie and the Mayor opposed)

MOVED by Ald. Rankin

THAT the residentially developed sites along Point Grey Road (including Seagate Manor) which were acquired for parkland, be used as relocation centres for people in special need through displacements caused by City Council actions.

- (lost)

MOVED by Ald. Volrich

THAT the above motion be deferred.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion of Alderman Rankin was put and, a tie-vote having resulted, the motion was declared LOST

(Ald. Bowers, Boyce, Cowie, Volrich and the Mayor opposed)

Regular Council, August 26, 1975. . . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on  
Planning and Development  
(August 21, 1975)

Downtown Eastside Rezoning  
(Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the Committee, contained in this  
clause, be approved.

- CARRIED

(Ald. Cowie opposed)

At this point in the Meeting, the Council  
recognized Madame Jeanne Sauve, Minister of  
the Environment, and members of her staff,  
who were present in the Council Chamber.

Alderman Boyce left the meeting at this point.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

SECONDED by Ald. Sweeney

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO FIX THE AMOUNT TO BE PAID  
ANNUALLY TO THE COMMISSIONERS OF THE  
BOARD OF PARKS AND RECREATION

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4876, BEING  
THE DEVELOPMENT PERMIT BOARD AND DEVEL-  
OPMENT PERMIT ADVISORY PANEL BY-LAW

MOVED by Ald. Bowers

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4783,  
BEING A ZONING AMENDMENT BY-LAW

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No. 4531  
BEING THE REFUSE BY-LAW.

The City Clerk advised that, as a result of Council's action earlier this day, when considering the City Manager's report (Works and Utility Matters) Clause 5, regarding Revised Schedule of Rates for Refuse By-law, the By-law is now withdrawn.

MOTIONS

- A. Closing, Stopping up and  
subdividing with abutting  
lands.

MOVED by Ald. Boyce

SECONDED by Ald. Sweeney

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The City is subdividing its lands and portion of the Canadian Pacific Railway Company's lands between Birch Street and Cambie Street, north of 6th Avenue;
3. The Canadian Pacific Railway Company is agreeable to the relocation of their right-of-way and the exchange of lands in this area to accommodate the subdivision;
4. The portion of Heather Street adjacent to Block 278, and the portion of Alder Street adjacent to Block 274 both of District Lot 526 and deemed dedicated by the deposit of Plan 590 lying to the north of the north side of 6th Avenue are surplus to the City's highway requirements.

MOTIONS (Cont'd)

Closing, Stopping up and subdividing with abutting lands. (Cont'd)

THEREFORE BE IT RESOLVED THAT the portions of Heather Street and Alder Street lying to the north of the northerly limit of 6th Avenue and being adjacent to Blocks 278 and 274 respectively, District Lot 526 and deemed to be dedicated by the deposit of Plan 590, the same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S. dated July 11, 1975 and marginally numbered LA 378, a print of which is attached hereto, be closed, stopped up and title taken thereto and

BE IT FURTHER RESOLVED THAT the said closed roads be subdivided with the abutting lands:

AND BE IT FURTHER RESOLVED THAT Council's resolution of July 22, 1975, be rescinded.

(FALSE CREEK DEVELOPMENT AREA 6)

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

NOTICE OF MOTION

The following Notices of Motion were submitted to the Meeting and recognized by the Chair:

1. Cancellation of Canadian Urban Demonstration Program (CUDP)

MOVED by Ald. Volrich

THAT WHEREAS:

- (a) The Urban Demonstration Program, when announced by the Federal Government, was greeted with approval and high expectations by all cities across the country;
- (b) The Program was of particular importance to the City of Vancouver which, in agreeing to host the United Nations Habitat Conference in May, 1976, was "led along" by the Federal Government in the expectation of receiving some significant capital contribution for some project which would commemorate the Conference and its importance, and which would be of lasting benefit to the citizens of Vancouver;
- (c) The City is being obliged to incur substantial costs in connection with the Conference and in otherwise having to assume very considerable responsibilities;
- (d) The City and Provincial Governments, and a great many individuals, officials, and organizations have gone to a great deal of time and effort in considering and preparing proposals to the Federal Government in accordance with the announced terms and purposes of the Program, all of which are now effectively rendered as a colossal waste of time and effort;

NOTICE OF MOTION (Cont'd)

Cancellation of Canadian Urban  
Demonstration Program (CUDP) (Cont'd)

- (e) It is considered incredible by the Council of the City of Vancouver that such a Program should be discontinued abruptly by the Federal Government, while at the same time the Federal Government, among other comparisons, provides 285 millions of dollars in funds in this fiscal year to continue with such questionable programs as L.I.P.

THEREFORE BE IT RESOLVED as follows:

That, in the light of the discontinuance of the C.U.D.P. program, the City of Vancouver request the Federal Government to approve a special allocation of capital funds of at least \$3 million to the City of Vancouver in consideration of the City sponsoring the U.N. Habitat Conference in 1976, such funds to be used by the City in connection with such capital project or projects as the City may consider to be most appropriate having regard to the original objectives of the C.U.D.P. program and the U.N. Conference.

(Notice)

2. Public Hearings in respect of  
rezonings in residential areas.

MOVED by Ald. Volrich

THAT WHEREAS:

- (a) Applications for rezonings in residential areas are often matters of both general and local interest and concern;
- (b) Present procedures for notices of Public Hearings to affected residents are at time inadequate;

THEREFORE BE IT RESOLVED THAT the following general guidelines be followed in respect of such Public Hearings:

1. That, as far as may be practical, notices to nearby residents shall extend to an area of at least a 2-block radius from the location of the proposed development;
2. That such notices shall also be given to known community organizations which are active or interested in the general area;
3. That such notices shall, as far as may be possible, be mailed or delivered so as to give at least three weeks notice to affected residents and community organizations;
4. That in appropriate situations where the rezoning may be of general community interest, notice also be published in any local newspaper circulating in the area;
5. That in appropriate situations the City's Planning Department sponsor an informational public meeting in the affected local community at least two weeks prior to the date of the Public Hearing.
6. Council re-affirm its previous resolutions that Public Hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

(Notice)

NOTICE OF MOTION (Cont'd)

3. Minaki Lodge.

MOVED by Ald. Rankin  
THAT Council reconsider the demolition of Minaki Lodge, 1138 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975.  
  
(Notice)

4. Transient Housing

MOVED by Ald. Kennedy  
SECONDED by Ald. Sweeney  
THAT WHEREAS needy people are displaced from time to time by demolition of housing required for various civic purposes and by decisions of City Council;  
  
AND WHEREAS relocation can be a difficult and sometimes impossible matter within the usual time limits and in view of the critical housing situation in Vancouver;  
  
THEREFORE BE IT RESOLVED THAT the City Manager be requested to report on the feasibility of the City acquiring properties which can be redeveloped to house such persons until such time as more permanent and suitable accommodation can be secured by them or for them.  
  
(Notice)

ENQUIRIES AND OTHER MATTERS

Public Hearing on  
Downtown Rezoning.

MOVED by Ald. Bowers  
SECONDED by Ald. Rankin  
THAT Council authorize the Director of Planning to expend up to \$5,000 for display advertising in The Sun and The Province for the forthcoming Public Hearing on Downtown Rezoning; the Director of Finance to report on source of funds.  
  
- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin  
SECONDED by Ald. Bowers  
THAT the Public Hearing on Downtown Rezoning be held on the evening of September 25, 1975, commencing at 7.30 p.m., in the Council Chamber on the Third Floor, City Hall.  
  
- CARRIED UNANIMOUSLY

Council adjourned at 5 p.m.

\* \* \* \* \*

44  
The foregoing are Minutes of the Regular Council Meeting  
of August 26, 1975, adopted on September 16, 1975.

A. Phillips  
MAYOR

E. V. Yrizar  
CITY CLERK

Manager's Report, August 22, 1975 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Sewer Construction in Charles - Adanac Neighbourhood

The City Engineer Reports as follows:

"The City is proceeding with sale of single - family lots in the Charles/Adanac neighbourhood (William and Napier Streets from Cassiar to Boundary). In order to permit these lots to be marketed, it will be necessary to do extensive sewer construction in this area. Due to the poor soil conditions, construction costs will be high.

The estimated total cost for sewer construction is \$270,000.

I RECOMMEND that \$270,000. be appropriated as follows:

- a) \$262,000. from Sewers Capital Budget Account 112/2001.
- b) \$8,000. from Sewers Capital Budget Account 118/7901, 'City Subdivisions - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Storm Sewer Construction on Dundee and Killarney Streets Prior to Paving

The City Engineer Reports as follows:

"Dundee and Killarney Streets between Kingsway and 41st Avenue are scheduled for paving during the 1975 paving program. At the present time there are sanitary sewers only on these streets. Since this is an existing twin sewer area, storm sewers must be constructed prior to paving.

The estimated total cost for sewer construction is \$190,000.

I RECOMMEND that \$190,000. be appropriated from Sewers Capital Budget Account 118/7903, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

3. Purchase of Aerial Platform and Ladder Trucks

The City Manager submits the following report of the City Engineer:

"Starting in 1974, an expanded traffic signal construction program was approved by City Council for the immediate improvement of traffic conditions on City streets. This work is being done by the Engineering Department. It is expected that this program will continue at approximately this level for the next five years.

The trained staff are available and trucks can be rented for this construction work, but there are not enough City owned trucks with mounted aerial equipment on hand to carry out both the necessary maintenance program and this construction work. Costs can be reduced if the City acquires its own aerial units.

To complete the traffic signal construction program on time, two additional aerial trucks are required. These units can be obtained by:

Manager's Report, August 22, 1975 . . . . . (WORKS - 2)

Clause 3 Cont'd

Comparative Costs:

(1) Leasing

The cost of leasing two trucks is approximately \$2,000 per month. The City is currently renting an aerial platform truck from Truckweld Equipment Ltd. at \$934.50 per month plus gas, oil and insurance. Therefore, the annual cost of leasing two units would be approximately \$24,000 per years.

(2) Outright Purchases

The cost of City owned and maintained aerial platform trucks would be as follows:

<u>Description</u>	<u>Capital Cost</u>	<u>Annual Costs - Capital</u>
		<u>Operating Maintenance and Interest on Capital</u>
1 - Aerial platform truck now on rental from local dealer	\$19,600 (\$17,600 plus \$2,000 for outfitting)	\$6,200
1 - New 32 ft. aerial ladder truck	\$21,000 (complete)	\$5,400
	Total Annual Cost	11,600

The total capital cost will be recovered within four years since there will be a reduction in annual costs to the traffic signal accounts of about \$12,000 per year, if the two trucks are provided through outright purchase. In order to provide this saving as soon as possible these trucks should be purchased from local stock.

Because the City owns other aerial trucks, the fleet can always be reduced after five years without any change in the overall fleet economics. That is, these two extra trucks can be worked into the fleet for the remainder of their useful life instead of purchasing replacements for existing units.

The Comptroller of Budgets advises that if this report is approved the source of funding for the purchase of these vehicles, \$40,600 will be Contingency Reserve.

The City Engineer RECOMMENDS that \$40,600 be provided from Contingency Reserve for the purchase of two aerial ladder trucks."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

4. Tender No. 58-75-9 - Ready-Mixed Concrete

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened on August 5th, 1975 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

Provision was made in the Tender document for the City to award more than one contract so that concrete may be obtained for each job from the supplier's depot that results in the lowest on-site cost after the City's hauling costs are considered.

Approximately 60% of the concrete will be delivered by the supplier and the remaining 40% will be picked up from the supplier's depot by city vehicles. The city picks up concrete because all the suppliers levy a surcharge on loads of less than six cubic yards. As the surcharge varies from \$4 to \$30 per load depending upon load size, it is often more economical to pick-up small loads than it is to have them delivered.

The City Engineer and Purchasing Agent recommend acceptance of the bids as follows:

A. Kask Bros. Ready-Mix Ltd. (low bid)

All of the City's requirements for delivered ready-mix concrete and an unspecified portion of the ready-mix concrete that is to be picked-up by city vehicles, as and when required for a twelve month period. The estimated cost is \$245,000.

Manager's Report, August 22, 1975 . . . . . (WORKS - 3)

Clause 4 Cont'd

- B. a) Lafarge Concrete Ltd.  
b) Ocean Construction Supplies Ltd.

An unspecified portion of the ready-mix concrete that is to be picked up by city vehicles, as and when required for a twelve month period. The estimated cost is \$100,000.

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and in the tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Revised Schedule of Rates for Refuse By-law

The City Manager submits the following report of the City Engineer:

"The rates currently in force (By-law #4531) for the collection of refuse including containers were last adjusted in 1973. A review, recently completed, indicates the necessity to revise those existing to compensate for increases in expense due to inflation. An explanation of rate changes is included in this report.

It is therefore proposed that new rates be established for the period from September 1, 1975 to December 31, 1976, in two stages as follows:

(Note: This report does not cover strata-title and leased condominiums)

SCHEDULE 'B' - Rates for Collection of Refuse

I. <u>Receptacles or Cans</u>	<u>Present Rate 1973</u>	<u>Proposed Rate</u>	
		<u>1975</u>	<u>1976</u>
<u>A. Dwelling</u>			
1. First two receptacles per weekly collection	no charge	no charge	no charge
2. Each receptacle additional to (1),no carryout, cash paid to driver	\$ 0.30	\$ 0.45	\$ 0.50
3. Each receptacle additional to (1), no carryout, charge accounts	\$ 0.25	\$ 0.35	\$ 0.40
4. Each receptacle additional to (1),with carryout	\$ 0.40	\$ 0.55	\$ 0.60
<u>B. All premises other than a Dwelling</u>			
<u>1. Dayshift</u>			
a) Non-Carryout -			
i. Charge accounts, each receptacle	\$ 0.25	\$ 0.35	\$ 0.40
ii. Cash paid to driver - 3 receptacles or more	\$ 0.30 each	\$ 0.45	\$ 0.50
iii. Minimum cash payment	\$ 0.75	\$ 1.25	\$ 1.50

Cont'd . . .

Manager's Report, August 22, 1975 . . . . . (WORKS - 4)

Clause 5 Cont'd

b) Carryout -

i.	Charge Accounts, each receptacle	\$ 0.40	\$ 0.55	\$ 0.60
ii.	Cash paid to driver - 3 receptacles or more	\$ 0.45 each	\$ 0.60	\$ 0.70
iii.	Minimum cash payment	\$ 0.75	\$ 1.25	\$ 1.50
c)	Nightshift area, each receptacle, cash or charge	\$ 1.00	\$ 1.50	\$ 1.75

Present Rate 1973	Proposed Rate 1975	1976
----------------------	-----------------------	------

2. Nightshift

a) Non-Carryout -

i.	Charge accounts each receptacle	\$ 0.40	\$ 0.55	\$ 0.60
ii.	Cash paid to driver - 2 receptacles or more	\$ 0.45 each	\$ 0.65	\$ 0.70
iii.	Minimum cash payment	\$ 0.75	\$ 1.25	\$ 1.50

b) Carryout -

i.	Charge accounts, each receptacle	\$ 0.55	\$ 0.75	\$ 0.80
ii.	Cash paid to driver - 2 receptacles or more	\$ 0.60 each	\$ 0.85	\$ 0.90
iii.	Minimum cash payment	\$ 0.75	\$ 1.25	\$ 1.50

I. Special or Unscheduled Collections Per Cubic Yard

A. Non-Carryout

1.	Per cubic yard	\$ 6.00	\$ 9.00	\$10.00
2.	Minimum charge	\$ 3.00	\$ 5.00	\$ 5.50

B. Carryout

1.	Per cubic Yard	\$ 8.00	\$11.00	\$12.00
2.	Minimum charge	\$ 4.00	\$ 6.00	\$ 6.50

C. Hourly Rate

\$22.50	\$25.00	\$27.00
---------	---------	---------

III. City Containers - - 1, 2 & 3 Cubic Yard

- A. .... Minimum monthly charge including one call per month.
  - B. .... Charge for each additional call per month.
  - C. .... Charge for each mechanical haul out.
  - D. .... Charge for standby or waiting time per minute.
  - E. .... Roll out charge for distance greater than thirty feet.
- Cont'd . . .

Clause 5 Cont'd

	1 Cubic Yard	2 Cubic Yard	3 Cubic Yard
<u>1974</u>			
A	11.50	14.10	15.65
B	3.00	4.60	5.15
C	0.50	0.50	0.50
D	-	-	-
E	-	-	-
<u>1975</u>			
A	16.50	18.50	20.25
B	5.50	6.50	7.25
C	5.00	5.00	5.00
D	0.75 /min.	0.75 /min.	0.75 /min.
E	2.00	2.00	2.00
<u>1976</u>			
A	18.15	20.30	22.25
B	6.00	7.00	8.00
C	5.50	5.50	5.50
D	0.85 /min.	0.85 /min.	0.85 /min.
E	2.20	2.20	2.20

EXPLANATION OF CHARGES

Increases in rates are the result of wage settlements, truck and equipment rental increases and general inflation expected for the 1975 - 1976 period.

Schedule 'B' - Rates for collection of Refuse

The collection of refuse from residential dwellings represents 75% of the workload involved. The basic cost of collection has increased to \$0.35 per can. As a deterrent to additional workload, and in order to maintain the most economical beat structure, premiums are charged for the time involved in collecting cash from a resident and issuing a receipt or for carrying the refuse out to the lane from within the property.

On nightshift, two inter-related factors are principally responsible for the higher unit cost: congestion in the downtown lanes reduces the travel speed and efficiency of servicing the beat and the higher frequency of collection (up to six times per premise per week) compounds the difficulties. In the 'nightshift area', approximately 1,150 premises are serviced on nightshift, 110 on dayshift. Those serviced on dayshift have elected to be collected during the day for various reasons - - usually because they cannot, or do not wish to provide storage for a garbage can at a lane or other suitable location.

The increase in the charges for special collections from \$6.00 per cubic yard and from \$22.50 per hour can be principally attributed to the general inflation of the relevant wages, salaries and equipment rental.

Clause 5 Cont'd

CONTAINERS

Background

The containerized system of garbage collection was implemented by the City in 1960; a subsequent By-law amendment permitted private haulers to provide containerized service. At present the City concentrates on 1, 2, and 3 cubic yard sizes whereas private haulers depend on the larger more economical sizes up to and including 27 cubic yards. Since the cost of picking up a 1 and 2 cubic yard container is basically the same as a 3 yard we are subsidizing the smaller with the larger. On the other hand, an appropriate balance has to be maintained to deter the customer from using numerous cans (approximately 11 per cubic yard) and from piling up bulk refuse in the lanes, thus creating a fire hazard.

The container rates are set to recover all costs of operation including general City administration such as payroll, purchasing, and personnel, as well as supervision and administration within the Engineering Department

On this basis, the operation will show a book loss of \$225,000 in 1975. The actual "out of pocket" loss when the fixed overheads absorbed by this operation are considered will be about \$50,000.

The present rates are inadequate because of inflation, delayed container rate adjustment and an unusual fleet situation. Over 80% of our fleet was due for replacement in 1974. Delays in delivery mean that only now are there units coming in. As a consequence, our truck costs have been high and our fleet performance poor. With a new fleet in 1976 we are forecasting a book profit of \$100,000, with a contribution of another \$180,000. to cover fixed City overheads.

Rate Changes

Three areas have been a source of lost time for the City and have the effect of subsidizing the customer. These include mechanical haul--outs, manual roll-outs and standby or waiting periods.

Mechanical haul-out is required for containers located on slopes or ramps. The proposed rate of \$5.00 for haul-out is more representative of the extra time involved in dumping these containers and will ensure that the customer either pays more of the cost or arranges to locate his container more conveniently.

Similarly containers that have to be rolled manually by the crew to and from the truck are not paying a suitable portion of the time required. For a roll out distance of more than 30 feet a \$2.00 per dump charge is proposed.

In cases where a City crew stands idle, waiting for the customer to bring out a container, the latter is not penalized for being tardy. A charge of \$0.75 per minute of waiting time is proposed to encourage the customer to be ready.

These three changes it is anticipated will offset some of our lost time and/or improve our efficiency by encouraging the customer to be more efficient.

By-law Changes

The Director of Legal Services has forwarded a report containing the necessary By-law changes for Council's Consideration later this day, if this report is approved.

The City Engineer RECOMMENDS the above rate changes be approved.

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

HARBOURS & PARKS MATTERS

CONSIDERATION AND RECOMMENDATION

1. Jericho Beach Property

The Director of Legal Services reports as follows:

"By agreement dated 25 March, 1969, and made between the Government of Canada and the City, the Government agreed to transfer progressively to the City the Jericho Beach Property lying north of Fourth Avenue. In the agreement the property to be transferred to the City for park purposes is divided into four parcels numbered 1 to 4 inclusive.

By resolution of Council dated 13 May, 1969, Parcel 1 (parcel immediately adjacent to Jericho Beach) was transferred to the custody, care and management of the Park Board for public park and recreational purposes effective immediately.

By resolution of Council of 10 June, 1969, Parcel 2 (parcel on which the truck compound was situated) was transferred to the custody, care and management of the Park Board, effective as the City takes possession of the parcel. The City now has possession of this parcel.

By resolution of Council of 25 April, 1972, Parcel 4 (the former Spencer property) was transferred to the care, custody and management of the Park Board effective 30 March, 1972.

There remains the transfer to the Park Board of Parcel 3 (the parcel lying east of Discovery Street on which is situated the major buildings) and Lots 1, 2, 3 and 4, District Lots 448 and 538, Plan 13977 (the lots containing approximately 38 acres which were purchased by the City for \$388,000.00).

Under the provisions of the agreement of 25 March, 1969, the Government transferred to the City Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, for public road purposes. Council may wish at this time to consider whether or not to quit claim its interest in Lots 5 and 6 in consideration for the Government delivering to the City Letters Patent to the said lots for public park and recreation purposes.

It is RECOMMENDED that the Board of Parks and Recreation have the custody, care and management of said Parcel 3 and lots 1 to 4 inclusive of District Lots 448 and 538, Plan 13977, for public park and recreational purposes, effective immediately."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Legal Services and submits the question of a quit claim for Council's CONSIDERATION.

Manager's Report, August 22, 1975 . . . . . (HARBOURS - 2)

2. Properties Along Point Grey Road Acquired for Park

The Director of Planning reports as follows:

"When Seagate Manor and the other properties along Point Grey Road were purchased, it was with the intention of eventually making the sites available as a public park that would improve public access to the beach. On February 3, 1975, the Parks Board decided to demolish Seagate Manor and four other houses along Point Grey Road to provide two lookout parks. An alternate use for the Seagate site has been recommended by the Kitsilano Planning Committee at its meeting of July 9, 1975.

Since the City will soon be actively involved in constructing non-market housing in Kitsilano on sites currently developed residentially, it is realized that a number of low to moderate income tenants may be displaced because of this redevelopment process when retention and rehabilitation of existing buildings is not feasible.

In all cases, where possible, displaced tenants will be offered accommodation in the new housing development which will be replacing their former residence. The City has a policy to aid in relocating any tenants who are displaced because of actions on the part of the City.

In the case of tenants who accept accommodation in the new housing development, there is a period of one to two years that they will have to be relocated for this purpose.

It was recommended by the Kitsilano Planning Committee on July 9, 1975, that Seagate Manor could be used as a relocation centre for Kitsilano tenants displaced because of the City constructing housing.

This alternative has many advantages. The property is already owned by the City and would not necessitate the expenditure of funds to purchase a similar facility. Seagate Manor, which contains 11 self-contained suites, being located in Kitsilano, is an appropriate location for displaced Kitsilano tenants, as they would have the option of remaining within their community. In addition, for any repairs that may be needed to Seagate Manor, the City, as landlord, is eligible for a grant of \$2,500 per self-contained unit and a loan of an additional \$2,500 per self-contained unit, under the Federal Residential Rehabilitation Assistance Program. As City involvement in the building of housing in Kitsilano is expected to last a number of years, it is felt that RRAP money would be well spent on Seagate Manor. It should also be noted that the few remaining tenants in Seagate are expected to be relocated by July 31, 1975, leaving the building vacant.

It should be clarified that this proposal is recommended as an interim use only for Seagate Manor which does not preclude the use of the Seagate grounds and the adjacent duplex site as a park, subject to the recommendations of the Parks Board.

Although the recommendation made by the Kitsilano Planning Committee referred only to the Seagate site, the area planner for Kitsilano suggests that such a recommendation could apply to other sites along Point Grey Road also acquired for parkland and slated for demolition. In addition to the Seagate site (2831 West Point Grey Road), this also includes 2823-25, 3235, 3225 West Point Grey Road and the cottage behind Seagate Manor. Many of the same advantages, as outlined above for the Seagate site, also hold true.

The use of these sites along Point Grey Road as relocation centres would be valuable as long as the City is actively involved in developing non-market housing in Kitsilano. At the present time, the housing site on Second Avenue, east of Maple, which has been acquired with NIP funds is occupied by four residential buildings. Other City owned properties which are potential new housing sites are situated on the lands acquired for the now defeated Burrard/Arbutus Connector which are developed residentially. Dunhill has been considering Kitsilano sites for new housing which are currently developed. It is also extremely likely that sites acquired in the future will also be developed residentially, and rehabilitation will not always be an economic or desirable form of development.

Manager's Report, August 22, 1975 . . . . . (HARBOURS - 3)

Clause No. 2 Continued

In order to implement the suggestion that residentially developed sites along Point Grey Road, slated for demolition to become park sites, be used as relocation centres, it is necessary to have this suggestion adopted by the Parks Board.

The Director of Planning submits the following for the CONSIDERATION of Council:

THAT City Council consider the recommendation that residentially developed sites along Point Grey Road, which were acquired for parkland, be used as relocation centres and that Council's recommendation be forwarded to the Parks Board."

The City Manager notes that the tenants will to all intents and purposes be out in the first week in September and demolition contracts will be issued at that time. The occupation of the buildings will not be practical as appliances have been removed as the units become vacant. If the building is unoccupied, vandalism will take place.

The City Manager also notes that on February 3, 1975, the Park Board requested Council to proceed with the demolition of properties on Point Grey Road, immediately on expiry of the lease agreements. On February 28, 1975, Council debated this matter - at that time, several delegations appeared before Council and spoke to the matter. After considering the arguments, a resolution was put to upgrade Seagate Manor. This resolution was lost and no further action was taken to defer demolition of the properties.

In view of the foregoing and following consideration of the feasibility of the Planner's report, the City Manager RECOMMENDS that no action be taken.

+ + + + +

FOR COUNCIL ACTION SEE PAGE(S) 823, 835-37

Manager's Report, August 22, 1975 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. 245 West 16th Avenue - Lot 11, Block S, D.L. 526,  
Group 1, N.W.D., Plan 1530 - Present Zone: (RT-2)  
Two-Family Dwelling District - Requested Zone: (RM-3)  
Multiple Dwelling District - Applicant: Mr. Weisborn  
and Mr. Mizrahi

The Director of Planning reports as follows:

"An application has been received from Mr. Weisborn and Mr. Mizrahi of 241 West 16th Avenue, Vancouver, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

' Rezoning this land as (RM-3) Multiple Dwelling District. This will clear the way for removing the present structure(s) which will soon need major repair when the present leases expire in June and July of 1975, and in the meantime proceeding with preparation of plans to replace the structure(s) with a greater number of dwelling units and more floor space than there is presently situated, thereby helping to relieve the present housing shortage in the City of Vancouver. At the same time it will upgrade the existing accommodation.'

The neighbour, 241 West 16th Avenue, to the east of the subject site has also applied to rezone the property from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the same purpose as stated in this application. The applicant, together with the applicant of 241 West 16th Avenue, has indicated that they would favour developing both lots jointly under (RM-3) Multiple Dwelling District. In a letter to the Planning Department dated January 21, 1975, Mr. Dent of 241 West 16th Avenue, stated:

"I, personally, would have no objection if the Planning Department considers it desirable to make the rezoning subject to the condition that the two properties be consolidated or to development going ahead on plans approved by the City."

SITE DESCRIPTION

The subject site is located on the north side of West 16th Avenue between Alberta and Columbia Streets. The lot has a frontage of 50 feet and a depth of 135 feet to a 20 foot lane at the rear of the property for a site area of 6,750 square feet.

The subject site is presently developed with an older 1½-storey plus basement house which has had a history of alterations since 1948. In 1948 the basement was altered to provide recreational and sleeping rooms for use by the immediate family. In 1959 the structure was converted to a multiple dwelling with the construction of one dwelling unit each on the main floor, second floor and basement. The basement dwelling unit was approved for a limited period of time of one year, and has been continually re-approved, the present expiry date being March 15, 1976.

The lands fronting onto West 16th Avenue from Ontario Street west to the lane east of Cambie Street and the area north of the site is zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings and conversions. Simon Fraser School is located on the north side of West 16th Avenue between Columbia and Manitoba Streets, one block east of the subject site.

Manager's Report, August 22, 1975 . . . . . (BUILDING - 2)

Clause #1 continued:

### ANALYSIS

The rezoning of the site from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District would create an isolated lot of higher bulk and intensity of use in an area currently developed no higher than (RT-2) Two-Family Dwelling District density.

The Vancouver City Planning Commission in its meeting of April 9, 1975 concurred with the recommendation of the Director of Planning not to approve the rezoning application."

RECOMMENDATION: THAT the application to rezone the subject lot from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. 241 West 16th Avenue - Lot 10, Block S, D.L. 526,  
Plan 7530 - Present Zone: (RT-2) Two-Family Dwelling  
District - Requested Zone: (RM-3) Multiple Dwelling  
District - Applicant: Mr. Ronald Dent, Seventh Avenue  
Construction Limited

The Director of Planning reports as follows:

"An application has been received from Mr. Ronald Dent of Seventh Avenue Construction Limited, 241 West 16th Avenue, Vancouver, B.C., requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'Rezoning this land as (RM-3) Multiple Dwelling District. This will clear the way for removing the present structure(s) which will soon need major repair when the present leases expire in June and July of 1975, and in the meantime proceeding with preparation of plans to replace the structure(s) with a greater number of dwelling units and more floor space than there is presently situated, thereby helping to relieve the present housing shortage in the City of Vancouver. At the same time it will upgrade existing accommodation.'

The neighbour, 245 West 16th Avenue, to the west of the subject site has also applied to rezone the property from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the same purpose as stated in this application. The applicant, together with the applicant of 245 West 16th Avenue, has indicated that they would favour developing both lots jointly under (RM-3) Multiple Dwelling District. In a letter to the Planning Department dated January 21, 1975, the applicant stated:

"I, personally, would have no objection if the Planning Department considers it desirable to make the rezoning subject to the condition that the two properties be consolidated or to development going ahead on plans approved by the City."

### SITE DESCRIPTION

The subject lot is located on the north side of West 16th Avenue between Alberta and Columbia Streets. The lot has a frontage of 50 feet and a depth of 135 feet to a 20 foot lane at the rear of the property for a site area of 6,750 square feet.

Cont'd . . .

Manager's Report, August 22, 1975 . . . . . (BUILDING - 3)

Clause #2 continued:

The subject site is presently developed with an older one-storey plus basement house which was altered in 1946 to provide for a self-contained suite in the basement. The lands fronting onto West 16th Avenue from Ontario Street west to the lane east of Cambie Street and the area north of the site is zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings and conversions. Simon Fraser School is located on the north side of West 16th Avenue between Columbia and Manitoba Streets, one block east of the subject site.

ANALYSIS

The rezoning of the site from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District would create an isolated lot of higher bulk and intensity of use in an area currently developed no higher than (RT-2) Two-Family Dwelling District density.

The Vancouver City Planning Commission in its meeting of April 9, 1975 concurred with the recommendation of the Director of Planning not to approve the above rezoning application."

RECOMMENDATION: THAT the application to rezone the subject lot from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Historic Area Advisory Board (H.A.A.B.)

The Director of Planning reports as follows:

"On July 27, 1971, Vancouver City Council appointed the following to H.A.A.B.:

Mr. W. Birmingham	(A.I.B.C.)
Mr. S.G. Brown	(Pioneers' Association)
Mr. F. Chang	(Chinatown Property Owners' Association)
Mr. D. Fabian	(Gastown Residents)
Mr. P. Hebb	(Community Arts Council)
Mr. J. Hellsten	(Gastown Residents)
Professor H. Kalman	(U.B.C.)
Mr. E. Keate	(Gastown Merchants)
Mr. L .A. Killam	(Gastown Property Owners' Association)
Professor G. Knox	(U.B.C.)
Mr. J. Lee	(Chinatown Property Owners' Association)
Mr. F.Low-Beer	(Community Arts Council)
Mr. M.G. Thomson	(Gastown Merchants' Association)
Mr. R.K. Wilcox	(Gastown Property Owners' Association)

On 19 October, 1971 Mr. B. Downs (A.I.B.C.) was appointed by Vancouver City Council.

Cont'd . . .

Manager's Report, August 22, 1975 . . . . . (BUILDING - 4)

Clause #3 continued:

On September, 21, 1972, the following were nominated:

Mr. E.H. Louie	(Chinatown Merchants' Association)
Mr. Bing Wong	" " "
Mr. V. Louie	(Chinatown Property Owners' Association)
Mr. J.H. Hassen	(Pioneers' Association)

- as replacement for original appointees. These nominees were never formally approved by City Council.

In August 1973, Architects Joe Wai and Bing Thom were invited by the Chairman of H.A.A.B. to consider their names being put forward for nomination for appointment to H.A.A.B.

In December 1973 the Pioneers' Association proposed that Mr. G.M. Morrison take over the duties of Mr. S.G. Brown as a temporary arrangement.

The Board operated in the difficult initiative years of the Historic Area, with the outcome of the efforts of the Board to be new zoning schedules and major changes to the Sign By-law. During the period of the Board's functioning, several local and national awards were received by the City for the Gastown area.

Individual members of the Board freely gave their time and effort to the improvement of the City. This dedicated work has not been acknowledged by the City.

The last formal meeting of the Historic Area Advisory Board occurred 5 March 1974.

As this Board has never been formally disbanded, the Director of Planning recommends that City Council do so forthwith, acknowledging members' participation with an appropriate letter of thanks".

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

4. Addition to House at 1212 Laurier Street

On June 17, 1975, with respect to a sundeck built into the side yard at 1212 Laurier Street, Council passed the following resolution:

"MOVED

THAT the City Manager report to Council as follows:

- (a) Is the house over the property line?
- (b) Did the Development Permit, when issued, authorize the construction of this addition up to the property line?

FURTHER THAT, in the meantime, the Director of Legal Services take appropriate action in an endeavour to halt the court proceedings until the Council has dealt with the question."

The City Building Inspector reports as follows:

"Comment on Item (a)

With respect to item (a), we have received a copy of a survey plan dated July 5, 1973, prepared by Hermon, Cutton & Bunbury. This plan shows that the concrete wall of the patio near the ground level encroaches nearly one inch onto the property to the

Manager's Report, August 22, 1975 . . . . . (BUILDING - 5)

Clause #4 continued:

west owned by Mr. McKay. The newly constructed roof rafters encroach about 2". The building of the superstructure troubled the neighbour to the west, Mr. McKay, who then had this survey done. The date of the survey indicates that the construction in the side yard was complete before Mrs. Yorsh received her Building Permit.

Comment on Item (b)

At the time of the Council meeting of June 17, 1975, we did not believe that a plan had been submitted for the work covered by Building Permit #64707. There is no plan in our plan file and no reference to it on the permit. I have been shown, however, a plan by Mrs. Yorsh which bears our Department's approval stamp. The plan shows the encroachment into the 10 foot side yard.

Further Comments

While it may appear that our Department issued the permit in error, there are further comments to make:

- (a) When applying for her permit on July 9, 1973, Mrs. Yorsh advised our plan checker that the work was simply replacement of that which was already in place. It is usual for our Department to accept the applicant's word knowing that if it is otherwise the inspector in the field will act on the matter. In such cases a plan is not required.
- (b) A survey made by the neighbour to the west indicates that the installation in the side yard was there prior to the date on which Mrs. Yorsh obtained her permit.
- (c) Our inspector called on the job on July 12, 1973, three days after the permit was issued, and told Mrs. Yorsh that the installation in the side yard was not allowable.
- (d) Mr. McKay, the neighbour, is unhappy with the superstructure in the side yard, but would not object to the low-lying concrete patio."

The City Manager submits the report of the City Building Inspector for the INFORMATION of Council.

5. Development Permit Board - Staffing

On April 22, 1975, City Council approved the recommendation of the Standing Committee on Planning and Development as follows:

"The office of the City Clerk will provide administrative assistance to the Development Permit Board for the purpose of keeping minutes and such other requests as may be made or have already been described."

Council at that time further resolved:

"That the matter of administrative assistance and support staff for the Development Permit Board be referred to the City Manager for report back to the Committee."

Further to discussions between the Director of Planning and the City Clerk, and following the recent reorganization of duties within the Planning Department, the Director of Planning has advised that the

Manager's Report, August 22, 1975 . . . . . (BUILDING - 6)

Clause #5 continued:

secretarial staff within the Planning Department could assume responsibility for these duties without an increase in staff. A classification review of the affected positions will be conducted after the Development Permit Board has been in operation for three months.

The City Manager submits the foregoing for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 824

Manager's Report, August 22, 1975 . . . . . (TRAFFIC - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. 1934 Barclay Street - Tree Relocation for Crossing - D.P.A. 70454

The City Manager submits the following report of the City Engineer:

"On September 12, 1973, it was resolved that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration".

The existing building on this site is to be demolished and a new structure is to be constructed which requires a sidewalk crossing on the south side of Barclay Street for access to parking. There is a tree in the area of the proposed crossing.

Because of the location of the three trees in front of this property, it is not possible to relocate the crossing to give adequate clearance by the trees due to their close proximity to each other.

We have been advised by the Board of Parks and Recreation that the tree in question is not worth relocating. Further, the trees in question are closer than normal, therefore, removing the centre tree will be an improvement in the spacing in this block. The architect has been advised and agrees to bear the expense of removing the tree as a condition of the crossing approval."

The City Manager submits the matter to Council for **CONSIDERATION**.

RECOMMENDATION:

2. Closure of Water Street

The City Manager submits the following report of the City Engineer:

"In a letter dated August 11, 1975, (see attached) Al Bowen, President of The Gastown Merchants Association, requests the closure of Water Street on September 20, and 21, 1975. The closure will facilitate the official opening festivities of the Water Street project as well as the parade and on-street festival. The streets affected by the closure are:

- 1) Water Street: from Carrall Street to Cordova Street (3 blocks)
- 2) Alexander Street: from Columbia Street to Carrall Street (1 block)
- 3) Trounce Alley: lane south of Water Street from Carrall Street to Abbott Street (1 block)

The applicant requests that these streets be closed from 7 a.m. to midnight on September 20, and 21, 1975.

The parade will not involve special treatment since it will contain itself entirely within the closed streets and occur between 11:00 a.m. and 12 noon on Saturday, September 20, 1975.

There are no objections from a traffic engineering standpoint and B.C. Hydro is not affected by the closure.

Accordingly, it is **RECOMMENDED** that the Gastown Merchants Association's request for closure to vehicular traffic of Water Street from Carrall Street to Cordova Street, Alexander Street from Columbia Street to Carrall Street and Trounce Alley from Carrall Street to Abbott Street be approved. The closure to be in effect from 7 a.m. to midnight on September 20, and 21, 1975, and subject to the following conditions:

Manager's Report, August 22, 1975 . . . . . (TRAFFIC - 2)

Clause 2 Cont'd

- a. The applicant enter into a satisfactory agreement with the Director of Legal Services indemnifying the City against any claims arising from this event.
- b. Unrestricted access to be provided for emergency vehicles.
- c. That any licences required by the Department of Permits & Licences, or the Health Department be obtained prior to the closure."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 824

August 22, 1975

## FINANCE MATTERS

A-7

RECOMMENDATION1. Public Information Leaflet - Various City By-laws.

The Director of Planning and the Director of Permits and Licenses report as follows:

"On December 10, 1974, Council requested a report from the Director of Planning and the Director of Permits and Licenses on the cost and method of producing a public information pamphlet on the subject of various City by-laws particularly the Zoning and Development By-law and Building By-law.

We have concluded that it would be far more preferable to have pamphlets of this type written by people who specialize in public communication and who can understand better than those of us who are involved in the by-laws, what the general public needs to know. We are so very close to the subject ourselves that it is difficult to evaluate what should be left in and what should be left out.

This report has been so long in coming forward because, while discussions have been held with various potential writers for this document, these have mostly resulted in an unsatisfactory conclusion for one reason or another. Recently, however, discussions have been held with Bud Elsie, a former Province reporter at City Hall, and now a Public Relations Consultant in his own right. It is our joint recommendation that the writing should be done by Mr. Elsie and that design, graphics and printing of the pamphlet should be done in-house within City Hall.

Two sorts of pamphlets have been considered:

(i) Public Information Pamphlet

It is assumed that architects and developers are relatively familiar with the process and an information sheet has been available for a number of years providing information to the professionals in the field. It is assumed that the main audience for this first pamphlet is the very occasional developer, for example, someone who wishes to add to his house or build a new one. This pamphlet would explain why there are by-laws, what by-laws are probably relevant, what needs to be done by the applicant particularly with regard to obtaining development and building permits, the sorts of time spans and costs he will be involved with and then a list of contacts at City Hall for further information. This would also include descriptions of some limited sections of relevant by-laws. It is estimated that the cost of researching and writing this by Bud Elsie would be approximately \$1,000. The cost of printing for 2,000 copies assuming a document about three times as large as the current leaflet 'Zoning and You' (one sheet 8½" x 11" with two folds) would be of the order of \$500 or \$600. An amount not exceeding \$1,600 is therefore recommended.

(ii) Layman's Guide to the Zoning By-law

The second category of pamphlet is a 'Layman's Guide to the Zoning By-law.' This would be a generalized description of the Zoning and Development By-law but would not replace in any way the Zoning By-law itself. It is realized that there is some danger in producing such a document as by its very nature it must be abbreviated and simplified. People reading this simplified version could be misled into believing that they have all the necessary information. Despite this danger, we see some benefit in producing such a document and again it should preferably be written by a communications specialist and designed and printed within City Hall. The estimated cost of researching and writing this document is approximately \$2,000 and the cost of printing for 2,000 copies is estimated at \$1,500. An amount not exceeding \$3,500 is therefore recommended. It is suggested that it would be advantageous to delay the production of this document until the enactment of revised by-laws for the Downtown and West End.

August 22, 1975

Clause No. 1 Continued.

The Comptroller of Budgets advises that if this report is approved funding would be available as follows:

Consultant Fees

Director of Planning's Share available from the department's Consultants Services General Appropriation 7308/114	\$1,500
---------------------------------------------------------------------------------------------------------------------------	---------

Director of Permits & Licenses' Share available from Contingency Reserve	1,500
-----------------------------------------------------------------------------	-------

<u>Printing Costs:</u>	2,100
------------------------	-------

Funds up to \$2,100 are available in the  
Planning Department's  
Printing Sundry Reports Appropriation  
7308/93

Accordingly, it is RECOMMENDED:

- A. THAT the Director of Planning and the Director of Permits & Licenses be authorized to enter into an agreement with Bud Elsie Limited for the research and writing of information pamphlets and guides as described in (i) and (ii) above.
- B. THAT the contract, not to exceed \$3,000, be negotiated by the Director of Planning and the Director of Permits and Licenses and that \$1,500 be transferred from Appropriation 7308/114 - Consultants Services General and the balance of \$1,500 be transferred from Contingency Reserve to a new and non-recurring account - Consultant Services - Information Pamphlet and Zoning Guide, to be included in the Planning Department's budget and that expenditure of up to \$2,100 from Planning Department Appropriation 7308/93 - Printing Sundry Reports - be authorized for printing these pamphlets
- C. That production of the 'Layman's Guide to the Zoning By-law' be deferred until after enactment of the revised Zoning By-law for the Downtown area."

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of Permits and Licenses be approved.

2. Quarterly Review of Revenue and Expenditures as at June 30, 1975.

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at June 30, 1975 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimate and actual, as projected to year-end, are indicated, the budget appropriations are adjusted. The net of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Clause No. 2 Continued.Revenue VariationsGeneral Tax Levy - \$321,620

The Board of Appeals granted some major increases in assessed values of certain properties in 1975 which will produce \$321,620 in additional taxation revenue.

Grants in Lieu of Taxes - \$143,548 net

## 1. Crown Dominion Properties - \$61,292

The mill rates used in calculating the grant in the original budget were estimated lower than the final actual rates.

## 2. National Harbours Board - \$130,000

An upward revision of estimated mill rates to actual, plus increased assessed values for grant purposes will result in about \$130,000 of additional revenue.

## 3. Adjustments of Prior Years - (\$47,744)

Adjustments of prior years' assessed values of Crown property by Federal assessors, for purposes of City claims for grants in lieu of taxes, reduced revenues by a net \$47,744 as follows:

Crown Dominion Properties - decrease	\$ 53,034
National Harbours Board - increase	(9,695)
C.B.C. - decrease	<u>4,405</u>
Total Reduction - Prior Years	<u><u>\$ (47,744)</u></u>

Sundry Rentals - \$241,936

Increased rentals from City-owned properties are due to higher rental rates plus higher taxes in 1975 on those properties which are rented at a rate which includes an amount equivalent to taxes.

Inspection Fees - \$170,000

Estimated revenues from permit fees in the original budget estimates were based on anticipated reduced construction activity. Building construction is however continuing at a much higher level than expected and revenue from permit fees can be increased as follows:

Building permits	- \$110,000
Electrical permits	- 50,000
Building grade fees	- <u>10,000</u>
	<u><u>\$170,000</u></u>

Miscellaneous Fees and Receipts - \$24,034

Council approved the sale of furniture and equipment to the B.C. Assessment Authority amounting to \$24,034. This revenue was not included in the original budget estimates.

Proceeds from Natural Gas Revenue - (\$39,100)

One of the bases for calculating the sharing of natural gas revenues was to allow \$100 per housing unit on the annual increase in new housing units in the municipalities in 1974. The City's estimate of 2,580 units was reduced to a net increase of 2,189 new housing units for 1974 which reduces the grant by \$39,100.

Clause No. 2 Continued.

Expenditure Variations

Transfer to Reserves - \$512,222

The 1975 Revenue Budget was balanced at a tax rate of 17.28 mills for general purposes after providing temporary financing of \$3,290,218 from the U.S. Premium Reserve and Revenue Surplus. This temporary borrowing was to be repaid from the City's share of the proceeds from natural gas revenues.

The City's share of natural gas revenues, however, was \$512,222 less than the funds temporarily borrowed from reserves and this difference should now be replaced.

Contingency Reserve

A preliminary review of the Contingency Reserve indicates that the reserve contains a balance of funds excess to our revenue budget requirements. A separate report is being prepared for Council on the use of these funds for additional 1975 Supplementary Capital projects and other purposes.

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget, if the variations are significant.

Transfers of Appropriation in Excess of \$500

The following departmental transfers were approved by City Manager Authorization Minutes and are reported to Council for information.

(1) Health

To	-	6801/2	Salaries Temporary Help	\$	4,298
From	-	6801/1	Salaries - Administration		4,298
To provide funds for temporary Clerk Steno. II					

(2) Civic Theatre

To	-	6211/13	Advertising & Promotional Material		2,126
From	-	6237/271	Salaries - Casual		2,126
To provide funds for revised method of distribution of Q.E.T. Mailing List.					

(3) City Pound

To	-	6407/753	Portable Steam Cleaner		1,600
From	-	6705/48	Industrial Waste Inspector Salaries		1,600
To provide funds for acquisition of portable steam cleaner.					

(4) Planning

To	-	7309/3	Overtime	\$	1,567
From	-	7305/3	Salaries Overtime		1,567
To provide additional funds for Downtown Development Group overtime.					

Clause No. 2 Continued.

(5) Planning

To	-	7308/123	Consultant - Airport Planning	1,750
From	-	7305/1	Salaries	1,750

To provide funds for Consultant Services - Airport Planning.

(6) Social Planning

To	-	7873/1708	Bus Rental	4,000
From	-	7873/1710	Special Events	4,000

To provide additional funds for Operation Step Out bus rental.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

- 1. The 1975 Revenue and Expenditure appropriations be adjusted as follows:

<u>Revenues</u>	<u>Appropriation</u> <u>Increase (Decrease)</u> \$
General Tax Levy	321,620
Grants in Lieu of Taxes - Net	143,548
Sundry Rentals	241,936
Inspection Fees	170,000
Miscellaneous Fees & Receipts	24,034
Natural Gas Revenues	(39,100)
Revenue Increase	\$ <u>862,038</u>
<u>Expenditures</u>	
Transfer to Reserves	<u>512,222</u>
Expenditure Increase	\$ <u>512,222</u>
<u>Excess of Revenue over Expenditure Increases</u>	\$ <u>349,816</u>

- 2. The excess of revenue increase over expenditure increase, which is estimated at \$349,816 for the year 1975, be transferred to the Current Surplus on Revenue Account. "

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

INFORMATION

3. Tender Awards.

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

- Automotive Mirrors & Protective Lighting Equipment
- Street Lighting & Traffic Signal Poles
- Supply of Fine Paper
- Police Motorcycles
- Portland Cement
- Bolts, Nuts, Washers & Fasteners
- Extra Light Colored Wiping Rags
- Fabrication & Installation of Aluminum Dump Truck Bodies
- Supply of Portable Flowmeter Measuring Open Channel Flow
- Bulldozer
- 70 H. P. Tracked Loader

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

4. 1976-80 Capital Program.

The City Manager has received the following report from the Director of Finance, the Director of Legal Services, and the City Clerk.

"City Council has now approved a modified 1976-80 Capital Program referendum in the amount of \$58,850,000 to be submitted to the voters on October 8, 1975.

The purpose of this report is to confirm with Council the details of the whole 1976-80 program, excluding such items as Sewers and Waterworks borrowing, which are being dealt with in a separate report to Council. Other sources of expected financing, as they relate to the program as a whole, are shown. Also included is our understanding of the specific elements of each capital category, for Council confirmation or alteration. This allows Council to view the program in perspective and confirm the details. It also serves to avoid future problems as to exactly what was approved or intended, and gives future Councils the clean starting point to any changes they may consider necessary, in view of changing conditions.

Also submitted is the necessary "question" to be submitted to the voters, regarding the amount of money to be borrowed under the authority of the plebiscite and a legal description of each category. The "question" submitted for Council approval is attached as Appendix I. The details of the Capital Program are submitted as Appendix II."

The City Manager RECOMMENDS Council approval of the "question" to be put to the voters (Appendix I), and of the detailed breakdown of the Five Year Plan as shown in Appendix II.

5. Consultants for City Brief to Provincial Committee on Taxation.

The Director of Finance reports as follows:

"As Council will be aware, the Provincial Government has established a Commission of Inquiry on property assessment and taxation for the purpose of thoroughly studying the entire taxation question as it relates to municipalities in the Province of British Columbia. This Committee will be sitting over the next many months and will eventually prepare recommendations for restructuring of the property taxation system and possibly other aspects of the municipal taxation system in British Columbia for action by the Provincial Legislature.

The work of the Committee is of vital importance to the City of Vancouver and the other municipalities in the province and it behooves the City of Vancouver both independently and in conjunction with other municipalities and the U.B.C.M. to make positive and comprehensive recommendations to the Committee. It should be remembered that the results of the Committee's work, if followed through by the Legislature, will affect the finances of the City and the taxation policies the City may use, for many years into the future.

My Department will be primarily preparing the brief for consideration by the Finance and Administration Committee, and in turn Council, for presentation to the Provincial Committee. The brief will be long and it will be complex. Almost certainly, we will require outside expertise and consultation on both theoretical and practical aspects of the various questions. With this in mind, I RECOMMEND that Council approve an appropriation of \$10,000 from Contingency Reserve to establish the necessary funds for consultant work in preparation of the brief, such consultants to be chosen in consultation with the City Manager and if necessary the Chairman of the Finance and Administration Committee."

The City Manager RECOMMENDS that the report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 825

Manager's Report, August 22, 1975..... ..(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Dick Building  
1490 West Broadway  
Lots 1 & 2, Block 351, D.L. 520

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council on July 28, 1970, in considering the Board of Administration report of June 19, 1970, approved the leasing of the above described City-owned property for five years at market rental value.

The subject property comprises two lots in the south-east corner of Granville and Broadway, measuring in total 50 ft. X 120 ft., recently rezoned to C-3-A commercial district. The structure consists of a three-storey re-inforced concrete and brick office building with four retail stores on the ground floor and at present eight tenants occupy the upper floors and two rooms are vacant. There is a part basement, heating is supplied by a gas-fired hot water furnace with automatic controls

Subsequent to the aforementioned Council resolution, eight individual tenants were granted leases for varying terms the bulk of which will terminate December 31, 1975.

Four of the lessees have recently indicated a desire to enter into new leases, and it is anticipated that other tenants will wish term leases.

In an effort to determine the present status of this property, the office of the Supervisor of Property & Insurance has carried out a rental survey in the area, which indicates that rentals should be increased in the range of 45 percent.

By letter dated July 9, 1975, the Director of Planning advised that the property should not be sold for the same reasons that were advanced in 1970 ie, strategic location respecting rapid transit, as the site is too small it should be retained pending development in the area. In addition, the Director of Planning advised that if any term leases are granted, the City should protect the building from modification to maintain its character and also retain the right to obtain vacant possession of the ground floor area for essential civic purpose such as a rapid transit station or access to same.

In view of the foregoing, it appears realistic for the City to continue the direct management of this property for a fixed period of ten years and offer leases for this term to the individual tenants who wish to have tenure, for report back, such leases to include rental review clauses at each 2½-year period."

RECOMMENDED that the Acting Supervisor of Property & Insurance be authorized to offer leases to the individual tenants in the Dick Building for a maximum period of ten years with appropriate cancellation clauses and other conditions to protect the City's interest, all terms and conditions to be to the satisfaction of the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Manager's Report, August 22, 1975.....(PROPERTIES - 2)

CONSIDERATION AND RECOMMENDATION

- 2. Lot C, Block 270, D.L. 526  
South Side of 5th Avenue  
Between Fir & Granville Streets

The Acting Supervisor of Property & Insurance reports as follows:

"This property was acquired by the City in 1954 in connection with the construction of Granville Bridge.

It is zoned M-1 Industrial and comprises approximately 8000 square feet. The location is on Granville Bridge exit and access and egress is difficult.

It was leased from May 1954 to April 30, 1975 to Price Holdings Limited (by way of assignments) for a building material storage yard. It is improved by a barn constructed in 1905.

The rent for the last rental period 1974 - April 1975 was \$245.00 per month plus taxes.

In 1971 the Director of Planning stated that the lot was no longer required for civic purposes and could be either sold or leased.

Price Holdings own Lot E and conduct a printing business.

Victor Properties Limited et. al. own Lot D.

Price Holdings wish to expand their business and Victor Properties propose to contract a new building on Lot D and lease a portion to Price Holdings.

City Lot C would provide part of the required parking for the new building.

The proposal is to lease the property as follows:

LESSEE - Victor Properties Limited et. al.,  
202-1600 West 6th Avenue,  
Vancouver, B.C.

TERM - 20 years from June 1, 1975  
USE - Parking Lot

RENTAL - \$420.00 per month plus taxes as if levied for the first 2½ years.

RENTAL REVIEW - Every 2½ years and to be a percentage of the market value of the land plus taxes as if levied.

The percentage utilized to be the interest rate charged on sale of City lands.

Market value to be established by comparison with the sale price of Industrial-zoned lands in the area.

For the first 10 years any improvements made by lessee to be disregarded in the establishment of the rent.

DEVELOPMENT PERMIT - Lessee to obtain.

LIABILITY - City to be held harmless from any damage caused by objects or dust falling off the bridges or ramps.

Clause #2 (Cont'd)

INSURANCE - Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.

OUTGOINGS - All outgoings to be paid by lessee.

IMPROVEMENTS - All improvements belong to the City.

LEGAL AGREEMENT - To be satisfactory to the Director of Legal Services and will specify that the lease of City Lot C will run with the ownership of Lot D.

Council may wish to give CONSIDERATION as to whether they wish to dispose of City Lot C by Public Tender or to lease Lot C as detailed above.

If Council approves the latter, then it is RECOMMENDED that Lot C be leased to Victor Properties Limited et. al. subject to the foregoing terms and conditions.

The City Manager submits the matter of disposition of Lot C by Public Tender or Lease for the CONSIDERATION of Council and contingent upon disposition by lease, RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
916-922 Powell St. Lots 5-7 and 31-36, Block 49, D.L. 181	Redevelopment Project A-2 Area A-5	Johnston & McKinnon Demolitions Ltd.	\$23,950.00	5847/52
&				
925-947 E. Cordova Lots 7-14, Block 62 D.L. 181				
&				
1010-1020 E. Cordova Lots 1-8, Block 63, D.L. 181	(Removal of Warehouses-Former Active Iron and Metal Co.)			

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

Manager's Report, August 22, 1975.....(PROPERTIES - 4)

4. Flanders Installations Ltd.  
Lots 17 to 20, Block 227, D.L. 526,  
1807 Burrard Street

The Acting Supervisor of Property & Insurance reports as follows:

"With regard to the letter from Mr. Ray V. Anderegg, solicitor for Flanders Installations Ltd., dated May 28, 1975, addressed to City Council, the following is a resume of negotiations held with representatives of the company and staff of the Property and Insurance Office.

After being informed by letter dated March 23, 1973, of the City's intention to widen Burrard Street, company representatives were first contacted on April 10, 1973, and an inspection of the building was made.

At this time the company was interested in relocating their operation in the Richmond area. To implement this proposal an offer in the amount of \$200,000.00 supported by an independent appraisal obtained by the City was made to the owners on May 3, 1973. This offer was rejected by the company.

Later, the company after considering other alternate sites, expressed an interest in erecting a new office-retail building on the residual 56 foot site after deducting the required 44 feet for the widening of Burrard Street.

Further negotiations took place from time to time with company representatives and on September 30, 1973, Flanders were informed that the City had purchased the adjoining 25 foot lot, Lot 16, Block 227, D.L. 526 which could be exchanged with property required for the Connector to give Flanders an 81 foot site.

The company appreciated this purchase but then approached the Property & Insurance office with a proposal to relocate their operation immediately by exchanging their property for a similar sized City-owned parcel on the S.W. Corner of 1st Avenue and Burrard Street. This proposal was made at a meeting on October 17, 1974, where preliminary plans were produced for the 1st and Burrard site. After being informed that the 1st and Burrard site was not available because of previous lease arrangements, the company informed the Property & Insurance Office that they would now plan to relocate on their present property and the adjoining City-owned lot.

No further word was received from the company until their solicitor's letter of February 14, 1975, asking that the City expropriate their property. When the offer of \$300,000.00 based on a second independent appraisal, obtained by the City, had been rejected in writing by Mr. Anderegg, and, after consultation with the Director of Legal Services, an expropriation report was prepared for City Council.

After City Council's action of May 6, 1974, regarding the Arbutus-Burrard Connector, a sequence of events took place which are described in copies of letters attached to Mr. Anderegg's letter copies of which were circulated for the information of the City Manager and members of City Council on July 17, 1975.

It is noted that the City Engineer will be reporting shortly to Council re the widening of Burrard Street and will be recommending that a strip of land varying in width from 20 feet to 25 feet be acquired from the eastern boundary of this property. This acquisition of 2,700 sq. ft. will include approximately 1,860 sq. ft. of building area. If this report is approved, then negotiations to acquire all or a portion of the property will be resumed."

Manager's Report, August 22, 1975.....(PROPERTIES - 5)

Clause #4 (Cont'd)

The Director of Legal Services reports as follows:

"After reviewing the relations and correspondence between the City and Flanders Installations Ltd., the Law Department reports that the City is not obligated to Flanders Installations Ltd. in any way. The City has not committed any wrong-doing of any nature actionable at the suit of Flanders Installations Ltd. nor is the City in any way obliged to pass a resolution of expropriation in light of what has transpired."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance and the Director of Legal Services to Council for INFORMATION and notes the delegation request.

Delegation Request - Mr. R. Anderegg

RECOMMENDATION

5. Thunderbird Neighbourhood Developement - Blocks 105 to 108, S.W.¼ Section 28; and Block 96, Section 29

The Acting Supervisor of Property & Insurance reports as follows:

"On May 6, 1975, Council adopted a recommendation of the Standing Committee on Planning and Development based on a report from The Director of Planning dated April 24, 1975, dealing with the sale of the following sites:

- A. 1.5 acres to St. Margaret's Church for a church and day-care facility,
- B. 2 acres to the Confratellanza Italo-Canadese for a community centre,
- C. 5 acres to General Distributors for a warehouse,
- D. 1.8 acres to the Park Board.

Subsequent to negotiations, General Distributors have now advised the Supervisor of Property & Insurance that they are not prepared to proceed with the purchase of the 5 acre site.

When Council approved the direct sale of this site, to General Distributors it deviated from a practice followed by the City for many years whereby any surplus lands which are to be sold are advertised in both local newspapers and bids are called for. In this way many people are made aware of the availability of the sites and have an equal opportunity to submit a bid. In addition to the advertising, this office keeps a record of people who are interested in any particular site and when the property is put on the market, these people are notified.

With the shortage of industrial land, we have many inquiries each week with respect to the availability of such sites and for these particular blocks we have some 20 companies and individuals who have, during the past year or two placed their names on our list and who wished to be notified when the land was to be sold. The direct sale of this site has already caused a complaint from one of the companies on this list, protesting the method by which the land was disposed of and asking if the City has abandoned its long standing practice of calling for bids from all interested persons.

Since General Distributors have advised that they do not wish to proceed with the purchase of this site, it is suggested that the City follow its normal practice of advertising sites for sale and calling for bids. To protect the interests of the local residents who have been involved in the proposal for this area, it is suggested further that very specific terms of development be made conditions of sale. The result could be a development in keeping with the type already approved by the residents.

Manager's Report, August 22, 1975.....(PROPERTIES - 6)

Clause #5 (Cont'd)

It is therefore RECOMMENDED that once the various problems connected with the resubdivision of this area have been worked out, the site surveyed, and registered in the Land Registry Office, that the Acting Supervisor of Property & Insurance collaborate with the Director of Planning to determine appropriate conditions of sale and development and that the land be advertised for sale and bids called for in the normal manner."

The City Manager RECOMMENDS approval of the foregoing report of the Acting Supervisor of Property & Insurance.

FOR COUNCIL ACTION SEE PAGE(S) 826



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

AUGUST 14, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 14, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Bus Shelters

The Committee considered a report of the City Manager dated 11th August 1975 (copy circulated).

Mr. L. J. L'helias, French Trade Commissioner, and Mr. C. Robin of the J. C. Decaux Company were present, as well as Mr. R. Sinclair of Seaboard Advertising and Mr. J. Gough of Neon Products.

Mr. W. Curtis, City Engineer, recommended that the two prototype bus shelters for Granville Mall proposed by Seaboard proceed with the City reimbursing the company for its share of the capital cost should the City decide not to permit Seaboard Advertising to install the remaining seven shelters on Granville Mall as per their original proposal.

Mr. Curtis outlined the Decaux proposal for installing bus shelters, information centres, direction poles and street furniture throughout the City in exchange for an exclusive advertising franchise on the facilities supplied. They were requesting installation of a minimum of 300 shelters. One panel with advertising on both sides would cover the company's cost. For every two panels of advertising of civic nature, they would request three panels which would be non-civic.

Mr. C. Robin displayed models of the proposed bus shelters, street furniture and information centres. With respect to the bus shelters, he advised that, as well as the advertising panel, a waste receptacle and bus route map would be provided in each shelter. The shelters would be lighted at night. In addition, the company's package would include provision of 60 to 80 locations for street furniture - two panels of advertising, one side for civic or cultural advertising and one for non-civic advertising. Mr. Robin stated that the advertising on the panels would be changed every two weeks and not relocated to another location in the City. They would also install 5 to 10 information centres containing a map of the City, panel for civic or cultural information, rotating panel for advertising (at least one of the 8 advertisements would be of a civic nature) digital time indicator and a vending machine for City maps or magazines.

Clause No. 1 Continued

Mr. R. Sinclair questioned whether the information centres or bus shelters with advertising would be allowed under the City's Sign By-Law. He also stated that if street direction signs or information centres were going to be installed on a trial basis, his company would like an opportunity to install some. After considerable discussion, the Committee

RECOMMENDED

- A. THAT Seaboard Advertising be permitted to install two prototype shelters on Granville Mall as originally recommended by the Standing Committee on Planning and Development on 10th July 1975.
- B. THAT J. C. Decaux be permitted to install six prototype shelters of their design at locations in the City selected by the City Engineer; the City Engineer to report back to the Committee on possible locations, agreements, length of tenure, etc.
- C. THAT the matter of installing street direction signs be taken under advisement by the City Engineer and any decision reported back to the Committee at the same time as the report on possible locations, etc.
- D. THAT no City-wide commitment for street furniture and bus shelters be made without giving other companies the opportunity of supplying competitive bids.

The meeting adjourned at 5:00 P.M.

+ + + + +

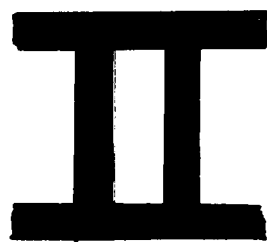
FOR COUNCIL ACTION SEE PAGE(S) 836.....

# DISTRIBUTED MONDAY

## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

AUGUST 21, 1975



A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 21, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird

ALSO PRESENT: Alderman Boyce  
Alderman Marzari

COMMITTEE CLERK: M. L. Cross

#### RECOMMENDATION

##### 1. Downtown East Side Zoning

The Chairman introduced the members of the Vancouver City Planning Commission present -- Messrs. S. Hamilton (Chairman), G. Brekalo, E. Crowley, J. Lecky and J. Lowden -- as well as Mr. Bruce Ericksen and Ms. Agda Campbell of the Downtown Eastside Residents Association. He also advised that the Federal Government had announced that the Downtown East Side has been chosen as a Neighbourhood Improvement Program area.

The Committee considered the following memorandum dated 19th August 1975 from the Chairman to all members of Council:

"This discussion was arranged at the suggestion of the Mayor and with the concurrence of the Director of Planning. The Director of Legal Services has ruled that it is not in violation of the procedures governing Public Hearings.

It is scheduled at a time when there are no conflicting meetings, and I hope that many members of Council can come.

The primary purpose of the meeting is to discuss with members of the Vancouver City Planning Commission their concerns about the proposed rezoning. Their arguments were transmitted in a short letter to the Hearing, but they did not feel it proper to appear at a Public Hearing to elaborate on it.

Following this and other discussions, we may then recommend to Council when the Public Hearing might be re-scheduled, and whether the proposal should be exactly as previously advertised or whether there should be some modifications."

Mr. D. Janczewski of the Planning Department advised that the rezoning application came about as a result of Council's desire to recognize that the Downtown East Side is playing an important part in the City -- it has a mixed land use, including 2435 existing dwelling units -- 2583 after completion of Antoinette Lodge. The zoning would be the first step to stabilizing the community to qualify for Neighbourhood Improvement Program funding -- the NIP funds would provide for better facilities and improvements to the community. The zoning is needed to recognize the residential component and strengthen it and establish the character of the area.

Clause No. 1 Continued

Mr. S. Hamilton wished to clear up the misunderstanding that the Commission did not want to go to the Public Hearing -- they felt their comments were expressed in the statement circulated with the Agenda. The Commission's motion on July 28th, 1975 to approve the rezoning application was defeated three to two and although he did not vote, Mr. Hamilton indicated he was against the rezoning. He stated the Commission members are not opposed to increasing the housing stock -- they are opposed to the zoning which will effect a "freeze" on land. There are no guidelines for developers, there is limited information as to what position developers will be placed in 18 months. It was felt that some of the areas proposed for rezoning would be more suitable for uses other than housing.

Mr. J. Lowden felt the rezoning robs affected persons knowledge of their rights pertaining to their property -- development of the area will be at the discretion of the Director of Planning. He stated the Planning Department cannot tell owners of property where they stand. He asked about non-conforming uses and was advised that they could remain as non-conforming but if they were burned down or otherwise removed, could not be rebuilt.

The Chairman advised that the purpose of the rezoning was to encourage residential -- not drive out industrial uses. He stated office and industrial uses could be permitted if they were compatible and did not displace residential units.

Mr. Lowden and other members of the Commission would like to see a planning concept for the area before the rezoning takes place.

The Committee urged the Vancouver City Planning Commission to assist in this matter by suggesting methods of demolition controls, protecting and preserving housing and retaining compatible industry.

After a lengthy discussion, the Committee

RECOMMENDED

THAT the Director of Planning be instructed to prepare an interim rezoning for the Downtown East Side, taking into account comments regarding the preservation of residential accommodation and compatible commercial and industrial uses; such interim zoning to be reported to Council on September 16th, 1975.

(Ald. Cowie wished to be recorded as opposed.)

The meeting adjourned at 5:10 P.M.

+ + + + +